98803715

Box 28

BOOK 11114 PAGE 757

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF September, 19 98

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOSEPH L. FRANK	FT MORTGAGE COMPANIES	73-13-158
(NAME) 2713 MAILAN DRIVE	(NAME) 2974 LBJ Freeway, Suite 200	
(ADDRESS) NASHVILLE, TN 37206	(ADDRESS) Dallas, TX 75234	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WILLIAM C. STORY, JR., TONYA LUANNA STORY LOYD AND ELIZABETH APRIL STORY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JOSEPH L. FRANK AND WIFE, BRENDA FRANK

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Mailan Heights Subdivision, as of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 67.0 feet on the northerly margin of Mailan Drive and runs back 152.0 feet on the easterly line and 128.0 feet to a point on the westerly line; thence easterly 36.3 feet to a point on a dead line and measures 39.2 feet thereon.

Being the same property conveyed to Elizabeth Diane Story by quitclaim deed from William Clayton Story, of record in Book 6124, page 796, said Register's Office. The said Elizabeth Diane Story having since died. (See Affidavit of Heirship recorded simultaneously herewith).

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF ANY OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (SEE ATTACHED EXHIBIT "A")

This is unimproved ( ) improved (X) property, known as 2713 Mailan Drive - Nashville, TN 37206 (House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1451 09/16 0101 03CHECK 225.90

Witness our hands this 14th day of September, 1998.

William C Story Jr
WILLIAM C. STORY, JR.

By: Brandy Marie Hollingsworth
Brandy Marie Hollingsworth,

Tonya LuAnna Story Loyd
TONYA LUANNA STORY LOYD

Elizabeth April Story
ELIZABETH APRIL STORY

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TONYA LUANNA STORY LOYD AND ELIZABETH APRIL STORY, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of September, 1998.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRANDY MARIE HOLLINGSWORTH, to me known to be the person who executed the foregoing instrument on behalf of WILLIAM C. STORY, JR., and acknowledged that she executed the same as the free act and deed of the said WILLIAM C. STORY, JR.

Witness my hand and official seal at office this 14th day of September, 1998.

Notary Public

My Commission expires:
11/28/98

EXHIBIT "A"

1. Davidson County taxes for 1998, a lien, but not yet due and payable.

2. The Plan of record in Book 1835, page 90, said Register's Office, shows an Owner's Certificate, a 60 foot minimum building setback line from Mailan Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

0488471
IDENTIFICATION REFERENCE
98 SEP 16 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	225.90
CHECK	225.90

09/16/98 01 11:18 0001 1451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

048847.1
IDENTIFICATION REFERENCE

98 SEP 16 AM 11:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134683