Box 11

BOOK 11235 PAGE 557

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,900.00

X Dora J. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF November, 98

Notary Public

MY COMMISSION EXPIRES: Notary Public, State of Tennessee, At Large
(AFFIX SEAL) My Commission Expires JULY 24, 1999

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dora J. Roberts (NAME) | SunTrust Bank, Nashville, N.A. (NAME) | 82-03-342 |
| 1018 Stainback Avenue (ADDRESS) | P.O. Box 305110 (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5110 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Franklin, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dora J. Roberts, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described as follows:

Being Lot No. 86 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, said Register's Office.

Said Lot No. 86 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to James Franklin by deed from Northside Associates, LTD., of record in Book 11014, Page 18, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

05204 77
IDENTIF. & REFERENCE

98 DEC -3 PM 3:48
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X) property, known as 1018 Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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.

Witness my hand this 19th day of November 19 98

James Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11235 PAGE 558

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Franklin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 1998.

Commission expires _____

_____
Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

5409 12/03 0101 03CHECK 195.83

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11235 PAGE 559

| | | |
|---|---|---|
| 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 49900.00 | |
| | | | CON TX 184.63 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | CFEE 2.00 | |
| | | | TOTAL 195.63 | |
| | | | CHECK 195.63 | |
| 12/03/98 | 01 | | 15:48 0001 5409 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520477
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 3:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380422