WARRANTY DEED

BOOK 11346 PG. 201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Mary Kuhlman Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
18th DAY OF February 19 99

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY KUHLMAN CARR (NAME)	FRANKLIN FINANCIAL MORTGAGE (NAME)	133-16-137
207 SPARTAN DRIVE (ADDRESS)	210 EAST MAIN STREET (ADDRESS)	05DU-10978
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37064 (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, THOMAS A. RHOADES AND STEVEN M. KIMBROUGH, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY KUHLMAN CARR AND HUSBAND, HOWARD E. CARR

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 Lot No. 130, on the Plan of KENILWORTH ESTATES - SECTION ONE, of record in Book 2900, pages 105 and 106, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to THOMAS A. RHOADES, A SINGLE PERSON, by deed from Glenn Talbot Gainer and wife, Hisaka Gainer, of record in Book 9436, page 815, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to THOMAS A. RHOADES AND STEVEN M. KIMBROUGH, Both Unmarried, by Quitclaim Deed from I. Dyke Tatum, Trustee, of record in Book 11122, page 844, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of THOMAS A. RHOADES, by STEVEN M. KIMBROUGH, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated January 29, 1999, made by 02/19 0101 02CHECK 31B.10

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 292 SPARTAN DRIVE, NASHVILLE, TN 37211
(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 our hand s this 18th day of February 19 99

THOMAS A. RHOADES
By: Thomas A. Rhoades By S/ M. K
STEVEN M. KIMBROUGH, ATTORNEY-IN-FACT

S/ M. K
STEVEN M. KIMBROUGH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN M. KIMBROUGH

the bargainor S, with whom I am personally acquainted or proved to me on 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 NASHVILLE, Tennessee, this 18th day of February 19 99

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN M. KIMBROUGH, 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 on behalf of THOMAS A. RHOADES, as his Attorney-in-Fact, as the free act and deed of the within named THOMAS A. RHOADES.

WITNESS my hand and official seal at Nashville, Tennessee, this 18TH day of FEBRUARY, 1999.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

055078B
INSTR. # REFERENCE
99FEB19 AM10:44
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11346 PG. 203

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0550788

IDENTIF. ← REFERENCE

99 FEB 19 AM 10:44

REGISTER
DAVIDSON COUNTY, TN.

CAMT	83000.00
CON TX	307.10
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	318.10
CHECK	318.10

02 19/99 01 10:52 0001 7755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426990