WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Audrey L. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 99

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, Ste. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey L. Miller (NAME)	Franklin American Mortgage (NAME)	Map 82-8
846 Seymour Avenue (ADDRESS)	501 Corporate Centre Dr., S. 400 (ADDRESS)	Parcel 101
Nashville, Tn 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, John Lewis Von Dohlen and Carol Von Dohlen Edwards only heirs-at-law of Anthony T. Von Dohlen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey L. Miller

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. 4 and the easterly one-half of Lot No. 5 of Block "A" on the Map of Nashville Trust Company's Subdivision of the A. W. Shryer Property, as of record in Book 843, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 5 front together 75 feet on the southerly side of Seymour Avenue and run back 176 feet on the easterly line and 178 feet 11 inches, more or less, on the westerly line to a dead line, measuring 75 7 1/2 inches, more or less, thereon.

Being the same property conveyed to Anthony T. Von Dohlen and wife, Thelma G. Von Dohlen by deed from Clark-Powell, Inc. dated April 6, 1962 of record in Book 3370, Page 423, Register's Office for Davidson County, Tennessee. The said Thelma G. Von Dohlen having since died in 1964. By Quitclaim Deed of record in Book 4886, Page 787, said Register's Office, the said Anthony T. Von Dohlen conveyed said property to Anthony T. Von Dohlen and wife, Hazel Ladd Von Dohlen. The said Hazel Ladd Von Dohlen having since died in 1983 and the said Anthony T. Von Dohlen having since died February 27, 1999.

unimproved ( )
This is improved (X) property, known as 846 Seymour Avenue, Nashville, Tn 37206
(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 7th day of May, 19 99

John Lewis Von Dohlen
John Lewis Von Dohlen

Carol Von Dohlen Edwards
Carol Von Dohlen Edwards

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 John Lewis Von Dohlen and Carol Von Dohlen Edwards

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 Madison, Tennessee, this 7th day of May 99.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAR. 23, 2002

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

MAIL ENV.

0588 0072

REFERENCE

99 MAY 18 AM 9:19

REGISTER
COUNTY, TN.

DAVIDSON

7202 05/18 0101 020DEDK 19.50 2027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11482 PG. 565

05808072

ADDITIONAL REFERENCE

99 MAY 18 AM 9:19

REGISTER
DAVIDSON COUNTY, TN.

CAMT	49900.00
CON TX	184.63
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	195.63
CHECK	195.63

05/18/99 01 09:22 0001 7202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461824