FILE BOX 45

WARRANTY DEED

BOOK 11524 PG. 467

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,203.36

Paul Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Franklin	New South Federal Savings Bank	MAP 133-7
(NAME)	(NAME)	
3344 Mimosa Drive	2000 Crestwood Boulevard	PARCEL 139
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(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, Millie C. Hix, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Franklin, 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:

BEING Lot No. 65, on the plan of Glencoe Acres, Secton 1, of record in Plat Book 1835, Page 137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Millie C. Hix, unmarried by deed from Sylvia L. Pomeroy Parker and husband, Terry Ray Parker, of record in Book 8281, Page 511, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2088, Page 534 and Book 2105, Page 698, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Sylvia L. Pomeroy Parker and husband, Terry Ray Parker, to Charles W. Wall, Trustee, for Collateral Mortgage, LTD, dated September 6, 1988, and filed for record in Book 7650, Page 702, Register's Office for said County, with an unpaid principal amount of approximately $ 64,203.36, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 3344 Mimosa 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 my hand this 9th day of June 19 99

Millie C Hix
Millie C. Hix

FILE BOX 45

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 Millie C. Hix, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 19 99

Commission expires March 24, 2001

Notary Public

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

8718 06/11 0101 03CHECK 248.55

0598884

REFERENCE

99 JUN 11 PM 1:11

RECEIVED REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11524 PG. 469

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

0598884

IDENTIFICATION REFERENCE

99 JUN 11 PM 1:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	64203.36
CON TX	237.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	248.55
CHECK	248.55

06/11/99 01 13:15 0001 8718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473170