RECORD AND RETURN TO:
NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASVHILLE, TN 37215
(99-993)

56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

Instr:200001250008149 Page: 1 OF 2
REC'D FOR REC 01/25/2000 11:24:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $273.80

THIS INDENTURE, made and entered into as of the 14th day of January, 20 00 **by and between**

TERUYO WILKERSON, AS SURVIVING TENANT BY THE ENTIRETY ,

hereinafter referred to as Grantor, and

DONALD L. FRANZ, MARRIED , AND WIFE, COLLEEN FRANZ

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 340 ON THE PLAN OF FAIRLANE PARK, SECTION III, AS OF RECORD IN BOOK 2331, PAGES 145 AND 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 340 FRONTS 65 FEET ON THE SOUTH SIDE OF MELPAR DRIVE AND RUNS BACK 204 FEET ON THE WEST LINE AND 201.3 FEET ON THE EAST LINE TO A DEAD LINE ON WHICH IT MEASURES 65.1 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHARLES W. WILKERSON AND WIFE, TERUYO WILKERSON BY DEED FROM JIMMY R. HALE AND WIFE, OMA P. HALE OF RECORD IN BOOK 4487, PAGE 389 SAID REGISTER'S OFFICE.

AND ALSO BEING THE SAME PROPERTY CONVEYED TO CHARLES W. WILKERSON ET UX BY DECREE FOR REDEMPTION DATED 6/24/98 AND RECORDED OF RECORD AT CLERK AND MASTER'S OFFICE 6/30/98 (AND FURTHER RECORDED AT REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE 1/06/2000) AS INSTRUMENT 200001060001876. THE SAID CHARLES W. WILKERSON HAVING SINCE DIED VESTING SUBJECT PROPERTY IN TERUYO WILKERSON AS SURVIVING TENANT BY THE ENTIRETY.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

HER MARK
TERUYO WILKERSON

Witness
John Misky

Witness
Tracy A. Hobby

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **TERUYO WILKERSON, AS SURVIVING TENANT BY THE ENTIRETY** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of January, 2000.

TRACY A. HOBBY NOTARY PUBLIC TY

Notary Public

Commission Expiration: _____

My Commission Expires 9/16/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$74,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14 day of January, 2000.

Notary Public

Commission Expiration: _____

TRACY A. HOBBY NOTARY PUBLIC TY

My Commission Expires 9/16/2001

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	DONALD L. FRANZ 381 MELPAR DRIVE NASHVILLE, TN 37211	381 MELPAR DRIVE NASHVILLE, TN 37211 MAP PARCEL NUMBER 147-16-93