PREPARED BY (AND RETURN TO):

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Instr:200005030044660 Page: 1 OF 2
REC'D FOR REC 05/03/2000 2:10:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $799.20

W & I Ref: (sk) Title No: 41639
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terry Moore Dawn M. Moore 2814 Acklen Avenue Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-06-318

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 216,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph E. Franklin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry Moore and spouse, Dawn M. Moore,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 of Block 3, on the Map of Fairfax Place of record in Plat Book 547, pages 137 and 138, Regiter' Office for said County.

BEING the same property conveyed to Joseph E. Franklin and wife, Sandra H. Franklin by deed from Thelma W. McIntyre and Carl P. Davis of record in Book 4439, page 459, Register's Office for said County. The said Joseph E. Franklin and Sandra H. Franklin have since divorced. By quitclaim deed of record in Book 8607, page 188, said Register's Office, the said Sandrra H. Franklin conveyed her interest in subject property to Joseph E. Franklin.

Penny Franklin, spouse of Joseph E. Franklin, joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 137 and 138, said Register's Office; Easement for storm ewer to the City of Nashville of record in Book 1451, page 505, said Regiter's Office.

This is improved property, known as: 2814 Acklen Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2000.

Joseph E. Franklin **Penny Franklin**

State of Tennessee
County of Davidson

On this 28th day of April, 2000, before me the undersigned authority, personally appeared **Joseph E. Franklin and Penny Franklin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-26-2003 Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 216,000.00

Affiant

Sworn and subscribed before me on the 28th day of April, 2000.

My Commission Expires: 7-26-2003 Notary Public