FORM NO. WD-1

PICK-UP

Davidson County DEEDWARR
Recvd: 05/30/01 10:29 2pgs
Fees:11.00 Taxes:322.29

20010530-0055665

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,106.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF January, 1983.

Notary Public

MY COMMISSION EXPIRES: January 15, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker, Baker & Bramlett, 618 US Bank Bldg., Nashville, Tennessee 37219-2180
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven F. Diggs, et ux. (NAME)	Same (NAME)	Map 104-4
1110 16th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 181
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W05050

FOR AND IN 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, The Franklin Group, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven F. Diggs and wife, Bonita L. Diggs

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 the 1st Civil District of Davidson County, Tennessee being parts of Lots Nos. 88, 89 and 90 in the Boyd Ament Tract, of record in Book 332, page 82, of the Register's Office for said county, and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, July 30, 1959, as follows:

Beginning at the Northeast corner of 16th Avenue South and Edgehill Avenue, at an iron stake; thence along the east margin of 16th Avenue South, North 3° 35' East 100 feet to an iron stake; thence leaving said Avenues, south 88° 05' East 151.50 feet to an iron stake in the west margin of a 12.5 alley; thence along the margin of said alley South 3° 35' West 100.00 feet to an iron stake at the northwest corner of said alley and Edgehill Avenue; thence with the North margin of said Edgehill Avenu North 88° 05' West 151.50 feet to the beginning.

Being the same property conveyed to The Franklin Group, Inc., by special warranty deed from Reproco, Inc., of record in Book 5846, page 902, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1110 16th Avenue South, Nashville, Tennessee
(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 1st day of January, 19 83

THE FRANKLIN GROUP, INC.

By: _____, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, The undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steve Diggs and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the President and _____ respectively of the Franklin Group, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Steve Diggs as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 15th day of January, 1983

My commission expires Jan. 15, 1983

N. Eddie Morton
Notary Public

MONTGOMERY · NINE · TENN. COUNTY PUBLIC

WARRANTY DEED

FROM
THE FRANKLIN GROUP, INC.

TO
Steven F. Diggs, et ux.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.