PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 43448

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/22/02 09:04 2pgs
Fees:13.00 Taxes:610.50
20020522-0062199

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin C. Franks Wylie P. Franks 1072 Lewisburg Pike Franklin, TN 37064	SAME

TAX MAP-PARCEL NUMBERS: 144-15-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda F. Dycus and Nancy F. Robey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin C. Franks and wife, Wylie P. Franks** 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. 7 on the Plan of Hillsboro Park, Section 1 of record in Book 2331, pages 30 and 31 Register's Office for said County.

SAID Lot No. 7 fronts 205 feet on the southeasterly margin of Hillsboro Pike and extends back 490 feet on the northerly lines and 490.1 feet on the southerly line to a dead line in the rear measuring 206 feet thereon.

Being the same property conveyed to Loree Freeland (an unmarried woman), by deed from Harold J. Schlick and wife, Catherine B. Schlick of record in Book 3100, page 193, Register's Office for Davidson County, Tennessee. The said Loree Freeland has since died. The Last Will and Testament of Loree Geneive Freeland of record in Document No. 200002150015116 said Register's Office, devised subject property to Jewell Freeland and wife, Dorothy B. Freeland per stipes. The said Jewell Freeland has since died. The Last Will and Testament of Jewell L. Freeland of record in Doc. No. 200002150015117, said Register's Office, devised Subject property to Dorothy B. Freeland. By Disclaimer of Interest in Decedent's Estate of record in Doc. No. 200002150015118, said Register's Office, the said Dorothy B. Freeland disclaimed and renounced her interest in subject property. Linda F. Dycus and Nancy F. Roby are the only children of the said Jewell L. Freeland and/or Dorothy B. Freeland.

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 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Pages 30 and 31, said Register's Office, which Plan shows a 160 foot minimum building setback line from Hillsboro Pike and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the northeasterly and northwesterly front corner of said lot.

This is unimproved property, known as: 6024 Hillsboro, Nashville,, Tennessee 37215

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 17th day of May, 2002 .

Linda F. Dycus

Nancy F. Robey

State of TENNESSEE
County of WILLIAMSON

On this 17th day of May, 2002 , before me the undersigned authority, personally appeared **Linda F. Dycus and Nancy F. Robey** , 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:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Notary

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: $165,000.00

Affiant

Sworn and subscribed before me this 17th day of May, 2002

My Commission Expires:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Notary Public