1st
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/04 09:56 2pgs
Fees:13.00 Taxes:499.50

20040206-0014607

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,000.00.

Affiant

Subscribed and sworn to before me this 27th day of January 2004

Notary Public

My Commission expires: 8/12/06

(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
232 Blackmon Land Trust	SAME	147-06-71
2818 Bransford Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Henry L. Franz and wife, Anne M. Franz,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **232 Blackmon Land Trust, Nashville Title Insurance Corporation, Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 42-A on the plan of Caldwell Hall, Section I, Revised, of record in Book 3106, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry L. Franz and wife, Anne M. Franz, by deed from James W. Harper and wife, Nancy Harper, on December 31, 1972, of record in Book 4664, page 570, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3106, page 121, Register's Office Davidson County, Tennessee.

This is improved property known as: **232 Blackman Road, Nashville, TN 37211**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this January 27, 2004.

Henry L. Franz

Anne M. Franz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry L. Franz and wife, Anne M. Franz** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 27, 2004

My commission expires: _____

_____
Notary Public

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.