BOX 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/04 11:33 2pgs
Fees:13.00 Taxes:140.60

20040819-0100311

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$38,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of August, 2004

Notary Public
My Commission Expires: 2/1/08

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO: **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:
Robert Vance	SAME	071-11-0-100.00
6216 Old Hickory Boulevard		
Whites Creek, TN 37189		

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, **J.C. Franks and wife, Mary Frances Franks and Roy Lee Franks, unmarried, Mary Frances Franks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Vance,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 33 on the plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 33 fronts 100 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J.C. Franks and wife, Mary Frances Franks and Roy Lee Franks, unmarried, by deed from John Lewis Lee, Jr., on August 12, 2002, of record in Instrument Number 20020815-0098873, 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 161, page 38, Register's Office Davidson County, Tennessee.

This is improved property known as: **328 Edith Avenue, 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 August 18, 2004.

Roy Lee Franks

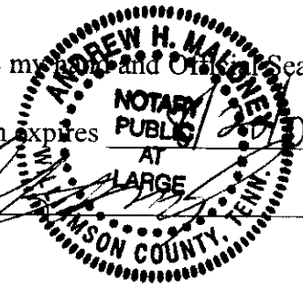
J. C. Franks

Mary Frances Franks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J.C. Franks and wife, Mary Frances Franks and Roy Lee Franks, unmarried,** 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 August 18, 2004



My commission expires 2006

Notary Public