This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 7550 PAGE 336

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Kevin N. Coffey
Affiant

STEVEN S. WILLIAMS NOTARY AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 88.

Notary Public

My Commission Expires Jan. 10, 1989

MY COMMISSION EXPIRES: September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
KEVIN N. COFFEY, et ux (NAME)	First Republic Mortgage Corporation (NAME)	72-13
910 Strouse Avenue (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt avenue (STREET ADDRESS)	204
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	27W 26350

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, DOUGLAS R. BERRY, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN N. COFFEY and wife, SHIRLEY L. COFFEY

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:

Being Lot No. 15 on the Map of Springdale Subdivision, of record in Book 974, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Douglas R. Berry, Trustee, by deed from Mary A. Knight, unmarried, of record in Book 7389, page 649, Register's Office for Davidson County, Tennessee. Mary A. Knight was the surviving tenant by the entirety when she conveyed the above property to Douglas R. Berry, Trustee.

3273

IDENTIFICATION REFERENCE

MAY 23 11 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9673 05/23 0101 03CHECK 13.30

unimproved ( )
This is improved (XX) property, known as 910 Strouse Avenue, Nashville, Tennessee 37206
(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 my hand this 19th day of May, 19 88

Douglas R Berry Trustee
DOUGLAS R. BERRY, TRUSTEE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas R. Berry

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of May, 19 88.

Commission Expires September 11, 1990

_____, Notary Public.

STATE OF _____

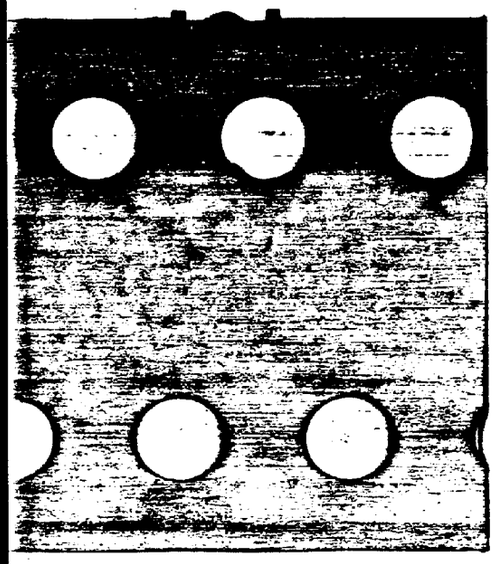
_____ County

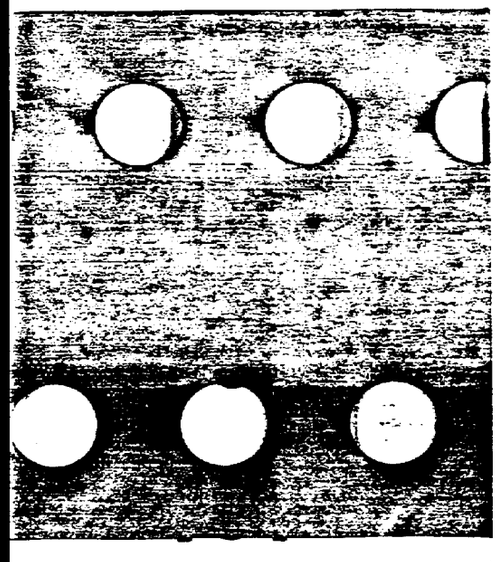
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named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

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 46000.00
				CON TX 128.80
				PRFEE 0.50
				MDEED 6.00
				TOTAL 135.30
				CHECK 135.30
05/23/88	01			11:19 0001 9673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3270 3.

IDENTIFICATION REFERENCE

MAY 23 11 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93847