FILE BOX 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7595 PAGE 352

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Catherine M. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 88

Notary Public

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 18, 1989

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Catherine M. Wood (NAME)	First Republic Mortgage Corporation (NAME)	104-1-296
117 38th Avenue N. (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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, Suanne Y. Jones, an unmarried person and Robert H. Smith and wife, Wanda Lee Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine M. Wood

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 Davidson County, Tennessee being Lot No. 108, Plan of Part of West Grove Subdivision of record in Book 421, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Suanne Y. Jones, an unmarried person and Robert H. Smith and wife, Wanda Lee Smith by quitclaim deed from Suanne Jones and father, Robert H. Smith of record in Book 7304, page 302, Register's Office, Davidson County, Tennessee.

Suanne Y. Jones executed this instrument on behalf of Robert H. Smith pursuant to a Power of Attorney of record in Book 7304, page 301, Register's Office, Davidson County, Tennessee.

Suanne Y. Jones executed this instrument on behalf of Wanda Lee Smith pursuant to a Power of Attorney of record in Book 7304, page 300, Register's Office, Davidson County, Tennessee.

47802

IDENTIFICATION REFERENCE

JUL 11 9 39 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

5325 07/11 0101 03CHECK 211.10

This is improved (xx) unimproved ( ) property, known as 117 38th Avenue N., Nashville, Tn 37209
(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 6th day of July, 19 88

Suanne Y. Jones
Suanne Y. Jones

Robert H. Smith
Robert H. Smith
by Suanne Y. Jones, his attorney in fact

Wanda Lee Smith
Wanda Lee Smith
by Suanne Y. Jones, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7595 PAGE 353

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suanne Y. Jones, the bargainor, with whom I am personally acquainted, and who acknowledged that NOTARY executed the within instrument for the purposes therein contained. Witness my hand and official seal AT Davidson County, Tennessee, this 6th day of July, 1988.

Commission expires _____

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Suanne Y. Jones, an unmarried person and Robert H. Smith and wife, Wanda Lee Smith

TO
Catherine M. Wood

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

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 Suanne Y. Jones with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Robert H. Smith as his Attorney in Fact as the free act and deed of the within named Robert H. Smith.
WITNESS MY HAND AND OFFICIAL SEAL AT DAVIDSON, TENNESSEE, THIS 6th day of July, 1988.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

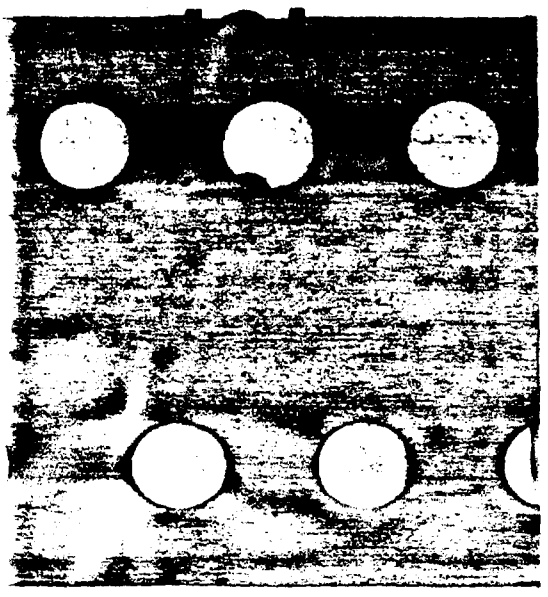
My Commission Expires Jan. 10, 1989

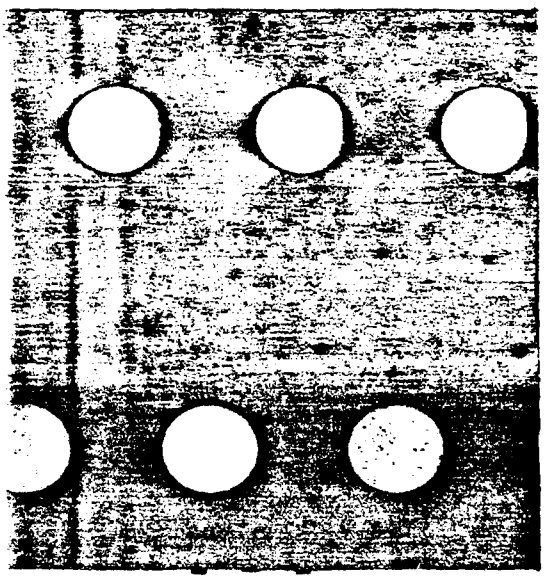
STATE OF Tennessee
County of Davidson
Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Suanne Y. Jones with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Wanda Lee Smith as her Attorney in Fact as the free act and deed of the within named Wanda Lee Smith.
WITNESS MY HAND AND OFFICIAL SEAL AT DAVIDSON, TENNESSEE, THIS 6th day of July, 1988.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Jan. 10, 1989





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 62000.00
				CON TX 204.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 211.10
				CHECK 211.10
07/11/88	01			09:41 0001 5325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.802

IDENTIFICATION REFERENCE

JUL 11 9 39 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111170