FILE BOX [illegible]

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson FILE BOX 48

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant Julie A. Fitzgerald

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 88

Notary Public

MY COMMISSION EXPIRES: Jan. 10, 1989

(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

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
Matthew D. Fitzgerald (NAME)	First Republic Mortgage (NAME)	119-12-49
730 Drummond Avenue (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	6DA33484
Nashville, TN 37211 (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, Thelma Yvonne Sanders and husband, Russell A. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew D. Fitzgerald and wife, Julie A. Fitzgerald

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. 183 on the Plan of Section Two, Battlewood, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

SAID Lot No. 183 fronts 190 feet on the northerly side of Drummond Drive, and extends back 120 feet on the easterly line and 175 feet on the westerly line to a dead line, measuring 198.13 feet.

BOOK 7604 PAGE 764

Being the same property conveyed to Thelma Yvonne Sanders and Russell A. Sanders, as tenants by the entirety by deed from Russell A. Sanders of record in Book 4357, page 555, Register's Office, Davidson County, Tennessee.

Subject to easement of record in Book 4373, page 132 said Register's Office.

5 1 1 5 6

IDENTIFICATION REFERENCE

JUL 20 2 11 PM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY TN

9195 07/20 0101 03CHECK 204.17

unimproved ( ) property, known as
This is improved (XX) 730 Drummond Avenue, Nashville, TN 37211
(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 15th day of July, 19 88

Thelma Yvonne Sanders Russell A. Sanders

Thelma Yvonne Sanders Russell A. Sanders

BOOK 7604 PAGE 765

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 Thelma Yvonne Sanders and husband, Russell A. Sanders

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 19 88

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

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, 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

Thelma Yvonne Sanders and husband,

Russell A. Sanders

TO

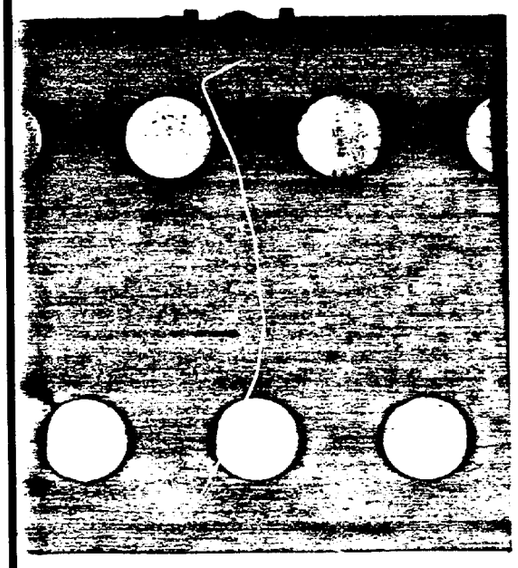
Matthew D. Fitzgerald and wife,

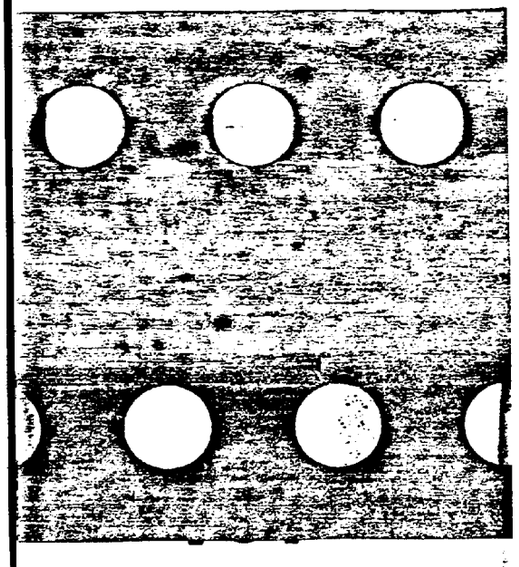
Julie A. Fitzgerald

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 766

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 59900.00
				CON TX 197.67
				PRFEE 0.50
				MDEED 6.00
				TOTAL 204.17
				CHECK 204.17

07/20/88 01 14:13 0001 9195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51156

IDENTIFI REFERENCE

JUL 20 2 11 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 114988