File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
John Monaghan	City Federal Savings Bank c/o	104-15
2612 Westwood Avenue	The Kissell Co.	PARCEL 292
Nashville, TN 37212	30 Warder Street	24W-10785
	Springfield, OH 45501	

WARRANTY DEED BOOK 7625 PAGE 156

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ernest H. Bennett, Jr. and wife, Ann Starr

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Monaghan and wife, Laura Junker

hereinafter called the Grantee, Grantee's 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 the easterly 63.5 feet of the westerly 65 feet of the southerly 192 feet of Lot No. 36 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County.

SAID part of Lot No. 36 fronts 63.5 feet on the northerly margin of Westwood Avenue and extends back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Ernest H. Bennett, Jr. and wife, Ann Starr by deed from Bruce W. Paynter and wife, Mary M. Paynter of record in Book 6624, page 25, Register's Office for Davidson County, Tennessee.

5 8 1 6 9

Aug 12 10 52 AM '88

This is ~~an~~ improved property, known as 2612 Westwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of August, 1988.

Ann Starr

Ernest H. Bennett, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of August, 1988, before me personally appeared Ernest H. Bennett, Jr. and wife, Ann Starr, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

File Box 8/11

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7625 PAGE 157

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 131,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 11th day of August, 1988.

_____
Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE

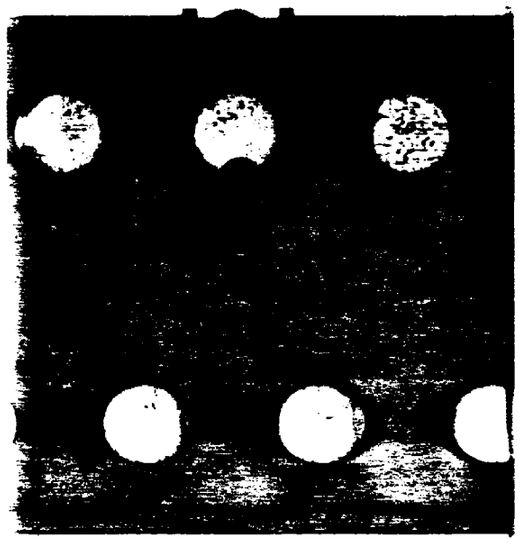
WARRANTY DEED

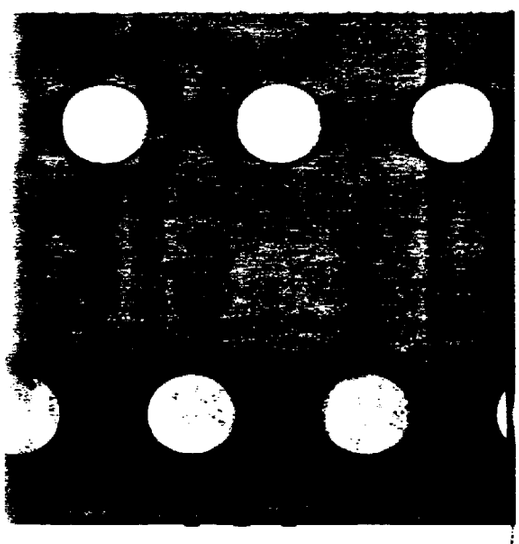
from:
Ernest H. Bennett, Jr. and wife, Ann Starr

to:
John Monaghan and wife, Laura Junker

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

File Box 8/11





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7625 PAGE 158

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
				131100.00
			CO TX	432.30
			PRFEE	0.50
			MISC	6.00
			TOTAL	438.80
			PAID	438.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58169

IDENTIFICATION

AUG 12 10 53 AM '88

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 123003