FILE BOX 48

FORM No. WD-1

BOOK 7669 PAGE 429

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Scott M. Langford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 88

Notary Public

MY COMMISSION EXPIRES:

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989 (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
Scott M. Langford (NAME)	First Republic Mortgage Corp (NAME)	83-5-341
1416 Sumner Street (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	27W15450
Nashville, TN 37206 (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, Curtis Bruce McNeese and wife, Susan R. McNeese

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott M. Langford and wife, Kenita Kay Langford

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 the westerly 45 feet of Lot No. 36 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's office for said County.

SAID part of Lot No. 36 fronts 45 feet on the southerly side of Sumner Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Curtis Bruce McNeese and wife, Susan R. McNeese by Quitclaim deed from Joe Swafford and wife, Frances Swafford of record in Book 7192, page 902, Register's Office, Davidson County, Tennessee.

Subject to any and all existing easements of record.

OCT 4 2 00 PM '88
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.3 8 8 6

unimproved ( ) This is improved (XX) property, known as 1416 Sumner Street, Nashville, TN 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 our hand s this 30th day of September, 19 88

Curtis Bruce McNeese
Curtis Bruce McNeese

Susan R. McNeese
Susan R. McNeese

BOOK 7669 PAGE 430

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 Curtis Bruce McNeese and wife, Susan R. McNeese, the bargainor S, with whom I am personally acquainted, and who acknowledges that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 19 88

Commission expires _____

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENN.

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 (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

Curtis Bruce McNeese and wife, Susan R. McNeese

TO

Scott M. Langford and wife, Kenita Kay Langford

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

27977 10/04 0101 02CHECK 115.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7669 PAGE 431

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 33000.00
CON TX 108.90
PRFEE 0.50
WDEED 6.00
TOTAL 115.40
CHECK 115.40

10/04/88 01 14:43 0001 3797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Z3386

IDENTIFI REFERENCE

OCT 4 2 40 PM '88

FELIX Z WILSON :: REGISTER
DAVIDSON COUNTY, TN

No. 140636