BOOK 7706 PAGE 980

Nov 18 10 23 AM '88

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THIS INSTRUMENT PREPARED BY:
Williams and Smith, Attorneys
P. O. Box 3079
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL #:
L. Raymond Baumgartner and wife, Ruth Ann Baumgartner 5560 Trousdale Drive Brentwood, Tennessee 37027	First Republic Mortgage Corp. 2090 Hewitt Avenue Kettering, Ohio 45440	Map # 160-12 Parcel # 115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TRAVELERS MORTGAGE SERVICES, INC., a New Jersey corporation, through its Travelers Relocation Company Division, has bargained and sold and by these presents does transfer and convey unto the said L. RAYMOND BAUMGARTNER and wife, RUTH ANN BAUMGARTNER, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 166 on the Plan of Hearthstone, Phase I, of record in Plat Book 5200, Page 218, as amended in Book 5677, Page 417, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 166 fronts 99.54 feet on the southeasterly margin of Trousdale Drive and extends back 146.65 feet on the northeasterly line, and 160.56 feet on the southwesterly line, to a line on the rear on which it measures 128.10 feet.

BEING the same property conveyed to Travelers Mortgage Services, Inc. through its Travelers Relocation Company Division by deed from Garry J. Konsol and wife, Joan E. Konsol of record in Book 7648, Page 354, Register's Office for Davidson County, Tennessee.

This is improved real property known as 5560 Trousdale Drive, Brentwood, Tennessee 37027.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said L. RAYMOND BAUMGARTNER and wife, RUTH ANN BAUMGARTNER, their heirs, successors, and assigns forever.

We do covenant with the said L. RAYMOND BAUMGARTNER and wife, RUTH ANN BAUMGARTNER, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Real property taxes for 1988 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Hearthstone, Phase 1, of record in Plat Book 5200, Page 218, as amended in Book 5672, Page 417, Register's Office for Davidson County, Tennessee.

3. Restrictions filed for record in Book 5409, Page 485, Book 5479, Page 422, and Book 6753, Page 982, said Register's Office.

And it further covenants and bind itselves and it's successors and assigns to warrant and forever defend the title to said land to the said L. RAYMOND BAUMGARTNER and wife, RUTH ANN BAUMGARTNER, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, except as hereinabove stated.

IN WITNESS WHEREOF, the undersigned has executed this 15th day of November, 1988.

TRAVELERS MORTGAGE SERVICES, INC.
through its Travelers Relocation
Company Division.

By: _____
Hetty Budiman
Assistant Vice President

Attest: _____
Secretary BONNIE I. CHURAN

9023 11/18 0101 03CHECK 498.20

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, Lillie B. Toney, a Notary Public in and for the County and State aforesaid, personally appeared Hetty Budiman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Assistant Vice President of Travelers Mortgage Services, Inc., a New Jersey corporation, through its Travelers Relocation Company Division, and that she, as such Assistant Vice President of Travelers Mortgage Services,Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Assistant Vice President of Travelers Mortgage Services, Inc., a New Jersey corporation.

Witness my hand and official seal at Chicago, Illinois, this 15th day of November, 1988.

_____
NOTARY PUBLIC LILLIE B. TONEY

My Commission Expires: 9/20/1990

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

_____
L. RAYMOND BAUMGARTNER

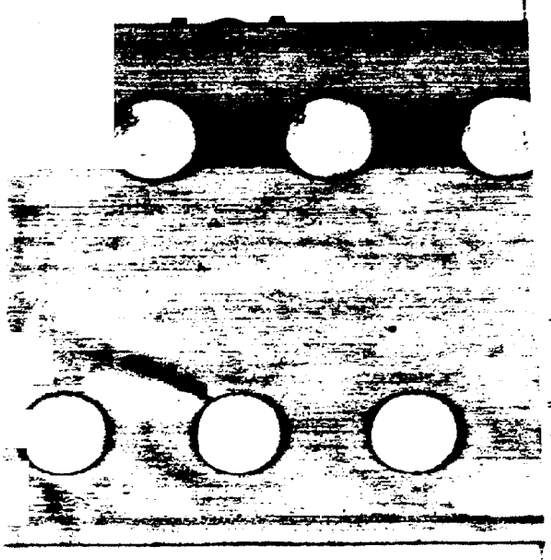
Subscribed and sworn to before me this 15th day of November, 1988.

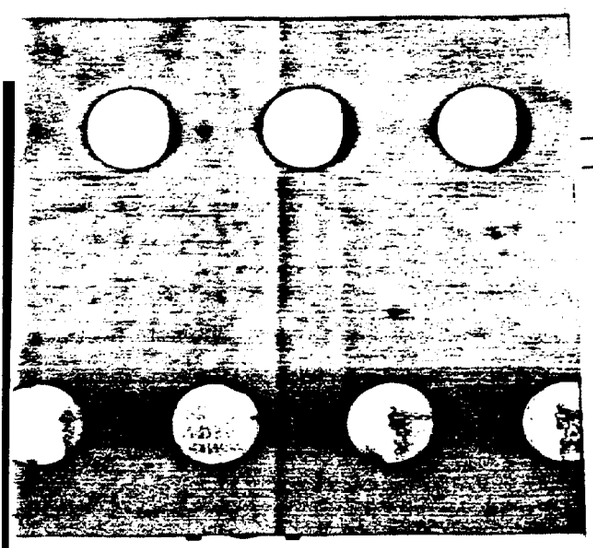
STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires Jan. 10, 1989





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

RECEIVED OF _____

FOR _____

BOOK 7706 PAGE 982

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	149000.00
			CON TX	491.70
			PRFEE	0.50
			WDEED	6.00
			TOTAL	498.20
			CHECK	498.20
11/18/88	01		10:25 0001	9023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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Nov 18 10 23 AM '88

No. 155571