FORM No. WD-1

BOOK 7781 PAGE 372

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Steve E. Young
Affiant

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires Nov. 21, 1992

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
Steve E. Young	First Republic Mortgage	118-10-63.00
(NAME)	(NAME)	
3405 Springbrook Drive	2090 Hewitt Avenue	16DA14300
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Kettering, Ohio 45440	
(CITY) (STATE) (P.O. ZIP)	(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, Battle R. Thomas, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve E. Young and Robin D. Young and Madelyn M. Young
unmarried / wife

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. 12 on the Map of Pleasant Valley Subdivision of record in Book 1424, page 63, Register's Office for said County, as follows:

BEGINNING at a point in the westerly margin of Springbrook Drive at the corner of Lots Nos. 11 and 12; thence with the line between said lots northwesterly 196.8 feet to a point; thence northerly 150.9 feet to a point; thence easterly 38.8 feet to a point, the corner of Lots Nos. 12 and 13; thence with the line between said lots southeasterly 263.1 feet to the margin of Springbrook Drive; thence with the margin of the same southwesterly around a slight curve 62.5 feet to the beginning.

Being the same property conveyed to Battle R. Thomas and wife, Louise A. Thomas by deed from Woodhaven Homes, Inc., a corporation organized and existing under the laws of the State of Tennessee of record in Book 1779, page 261, Register's Office, Davidson County, Tennessee. The said Louise A. Thomas has since died.

Judy Thomas Wortham executed this instrument on behalf of Battle Robertson Thomas pursuant to a Power of Attorney of record in Book 7555, page 427, Register's Office, Davidson County, Tennessee.

Battle R. Thomas and Battle Robertson Thomas are one in the same person.

Subject to any and all existing easements of record.

unimproved ( ) property, known as 3405 Springbrook Drive, Nashville, TN 37204
This is improved (XX) (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 my hand this 24th day of February 19 89

Battle R. Thomas
Battle R. Thomas
BY: Judy Thomas Wortham, Atty in fact
Judy Thomas Wortham, as his Atty. in fact

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

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

1216.9.

IDENTIFICATION REFERENCE

FEB 28 10 27 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

0970 02/28 0101 03CHECK 326.60

WARRANTY DEED

FROM

Battle R. Thomas, a widower

TO

Steve E. Young and Robin D. Young
and Madelyn M. Young

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

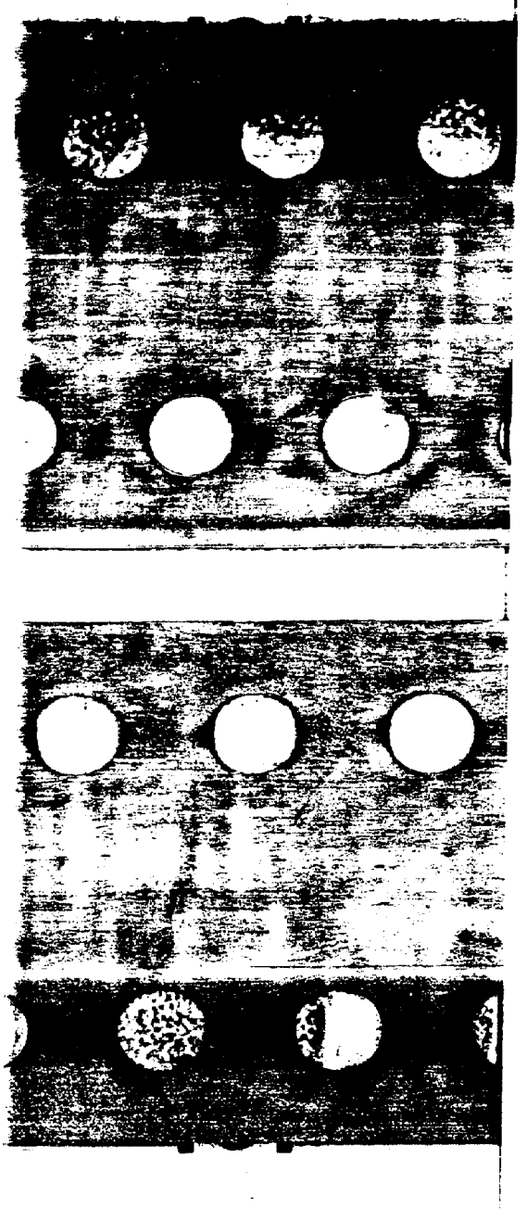
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Thomas Wortham with whom I am personally aquainted and who acknowledged that she executed the within instrument on behalf of Battle R. Thomas as his Attorney in Fact as the free act and deed of the within named Battle R. Thomas.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1989.

STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

My Commission Expires: _____



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	97000.00
			CON TX	320.10
			PRFEE	0.50
			WDEED	6.00
			TOTAL	326.60
			CHECK	326.60
02/28/89	01	10:29	0001	0970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12169

IDENTIFICATION REFERENCE

Fee 28 10 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185392