TITLE BOX 44 FORM No. WD-1

BOOK 7808 PAGE 99

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1989

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Todd Michael Thomas (NAME)	First Republic Mortgage (NAME)	104-14-39
2514 Sharondale Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	7DA-20965
Nashville, TN 37215 (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, Don Prosser and wife, Viola Prosser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd Michael Thomas and Lynn Dee Paar, as joint tenants with right of survivorship

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. 2 on the Map of H. E. Marlin's Subdivision of Lot Nos. 18 and 20 and 21 of Bransford Realty Company's Sharondale Subdivision, not of record and described according to a survey made October 16, 1935, by Erles Drake, County Surveyor, and amended and shown on a survey made April 1, 1939, by Clanchard & Parrish, Engineers, as follows:

Beginning at the southeast intersection of Sharondale Drive and Marlin Avenue; thence with the margin of Marlin Avenue, north 45 degrees 15 minutes east 125 feet to a point; thence north 53 degrees 15 minutes east 95.75 feet to a point, the corner of Lot Nos. 2 and 5; thence with the line between said lots, southeasterly 68.75 feet to a point, the corner of Lot Nos. 1 and 2; thence with the line between said lots, south 47 degrees west 200 feet to the northerly margin of Sharondale Drive; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed to Don Prosser and wife, Viola Prosser by deed from The Four Corporation of record in Book 4353, page 172, Register's Office, Davidson County, Tennessee.

FILED APR 4 10 47 AM '89 DAVIDSON COUNTY TENNESSEE REGISTER'S OFFICE

IDENTIFICATION REFERENCE 21707

unimproved ( ) This is improved (XX) property, known as 2514 Sharondale Drive, Nashville, TN 37215
(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 31st day of March, 19 89

Don Prosser
Don Prosser

Viola Prosser
Viola Prosser

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Prosser and wife, Viola Prosser

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 31st day of March 19 89

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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

1953 04/04 0101 03CHECK 386.00

WARRANTY DEED

FROM

Don Prosser and wife, Viola Prosser

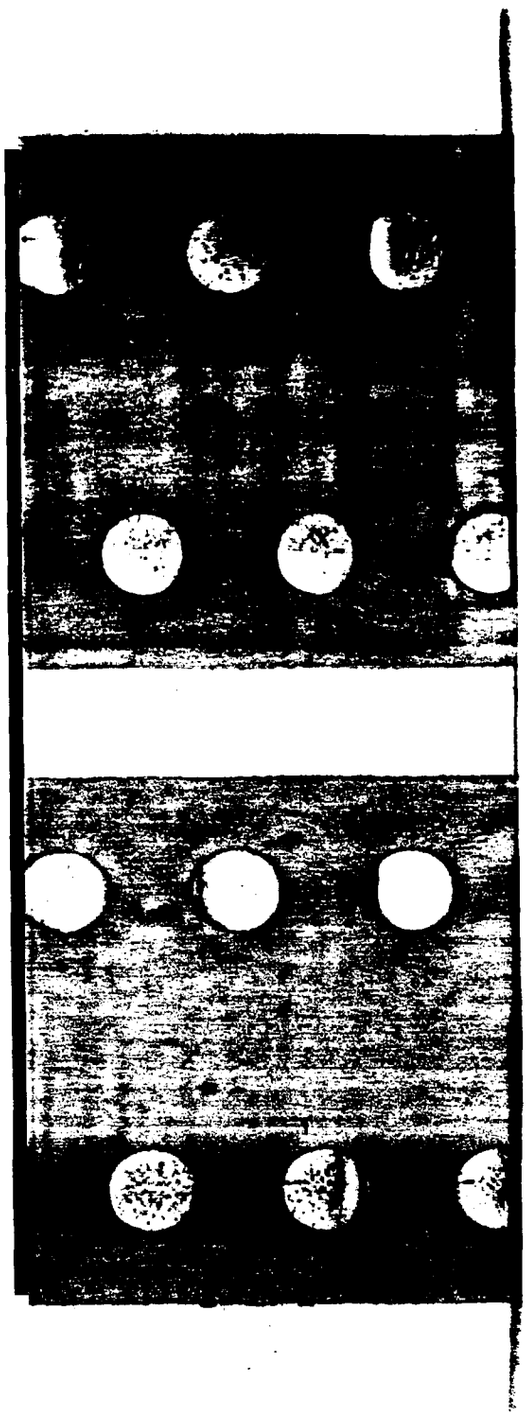
TO

Todd Michael Thomas and Lynn Dee Paar, as joint tenants with right of survivorship

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 _____

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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 115000.00
CON TX 379.50
PRFEE 0.50
WDEED 6.00
TOTAL 386.00
CHECK 386.00

04/04/89 01 10:47 0001 1953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

217.07

IDENTIFICATION REFERENCE

APR 4 10 47 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 196392