FILE BOX 40

FORM No WD-1

BOOK 7829 PAGE 990

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Lester E Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 89

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			
ADDRESS NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO			MAP-PARCEL NUMBERS
Lester E. Porter			First Republic Mortgage			61-15-202
(NAME)			(NAME)			
1411 Norvell Avenue			2090 Hewitt Avenue			15DZ 19350
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Nashville, TN 37216			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, Phylis I. Vastine and husband, Robert E. Vastine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester E. Porter and wife, Patricia A. Porter

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. 40 and the easterly one-half of Lot No. 39 on the Plan of M. N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for said county.

Said Lot No. 40 and the easterly part of Lot No. 39 front together 75 feet on the northerly side of Norvell Avenue and run back between parallal lines 150 feet to a dead line.

Being the same property conveyed to Phylis I. Vastine by deed from Christian Louis Christiansen and Ethel M. Christiansen of record in Book 2454, page 9, Register's Office, Davidson County, Tennessee. Quitclaim Deed to Phylis I. Vastine and husband, Robert E. Vastine of record in Book 5479, page 936, said Register's Office.

29358

IDENTIFICATION

MAY 2 10 18 AM '89

FILED & WILSON W. AFRICK
DAVIDSON COUNTY, TN

1911 05/02 0101 03CHECK 174.80

unimproved ( ) This is improved (XX) property, known as 1411 Norvell Avenue, Nashville, TN 37216
(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 28th day of April, 19 89

Phylis I Vastine
Phylis I. Vastine

Robert E Vastine
Robert E. Vastine

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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 Phylis I. Vastine and husband, Robert E. Vastine

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 28th day of April 19 89

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My Commission Expires Nov. 21, 1992

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

Phylis I. Vastine and husband,

Robert E. Vastine

TO

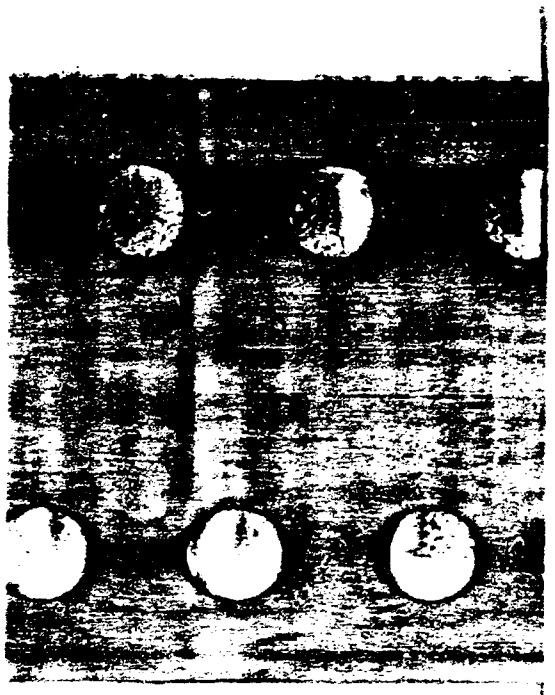
Lester E. Porter and wife, Patricia

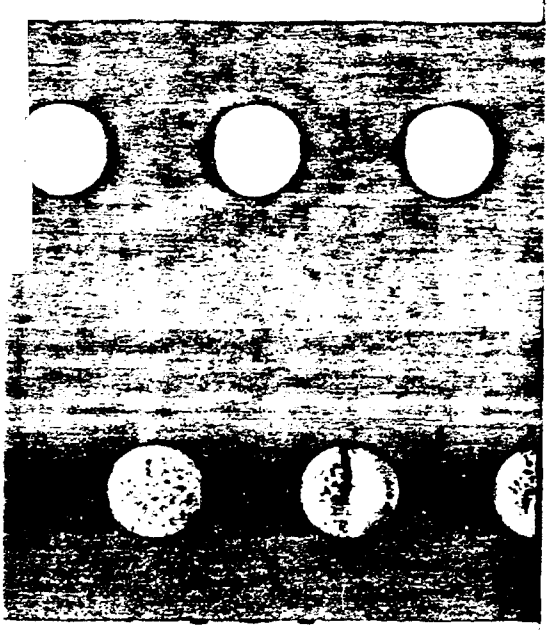
A. Porter

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 _____

BOOK 7829 PAGE 992

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	51000.00
CON TX	168.30
PRFEE	0.50
MDEED	6.00
TOTAL	174.80
CHECK	174.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/02/89 01:19 0001 1911

2935 6

IDENTIFICATION REFERENCE

MAY 2 10 18 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205402