FILE BOX 46

FORM No. WD-1

BOOK 7863 PAGE 503

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

James G. Woods
Affiant

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 1989

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

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

NAME		ADDRESS		MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO		
James E. Woods		First Republic Mortgage		104-16-0
(NAME)		(NAME)		
1714-A Linden Avenue		2090 Hewitt Avenue		409
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37212		Kettering, Ohio 45440		24W 15263
(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, Holliday Lewis and Jennifer Lewis (now known as Jennifer L. Childress and husband, Steve E. Childress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Woods and wife, Sandra G. Woods

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 B on the plan of the Zone Lot Part of Lot 162 of Belmont Heights, as of record in Book 6200, page 288, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Holliday Lewis and Jennifer Lewis, both unmarried by deed from O. H. Mason and wife, Dorothy E. Mason of record in Book 6688, page 445, Register's Office, Davidson County, Tennessee.

Jennifer Lewis and Jennifer L. Childress are one and the same person.

Steve E. Childress herein joins to convey any and all right and interest he may have, especially his marital rights.

40646

TENNESSEE REAL ESTATE TRANSFER TAX

JUN 13 10 20 AM '89

REGISTER OF DEEDS DAVIDSON COUNTY

unimproved ( ) This is improved (XX) property, known as 1714-A Linden Avenue, Nashville, TN 37212
(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 9th day of June, 19 89

Holliday Lewis

Jennifer L. Childress

Steve E. Childress

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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 Holliday Lewis and Jennifer L. Childress and husband, Steve E. Childress

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 9th day of June, 19 89

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

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
Holliday Lewis and Jennifer L. Childress

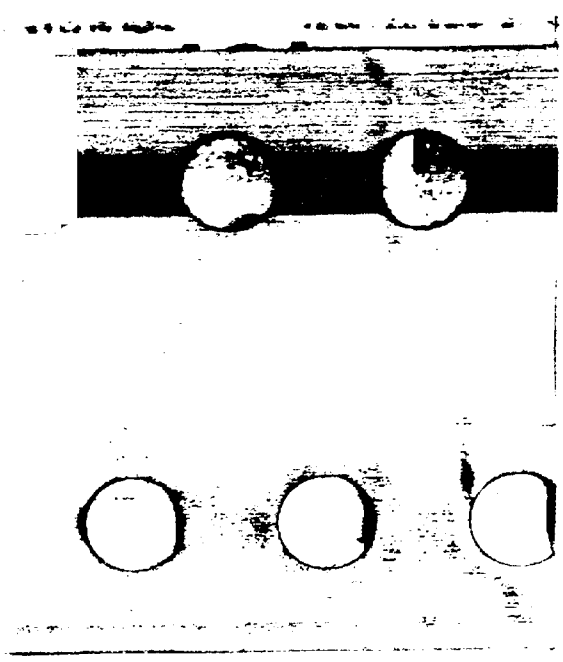
James E. Woods and wife, Sandra G. Woods

RETURN TO:

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

4420 06/13 0101 03CHECK 278.55

STEVEN G. WATERS
Attorney at Law



OFFICIAL RECEIPT

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

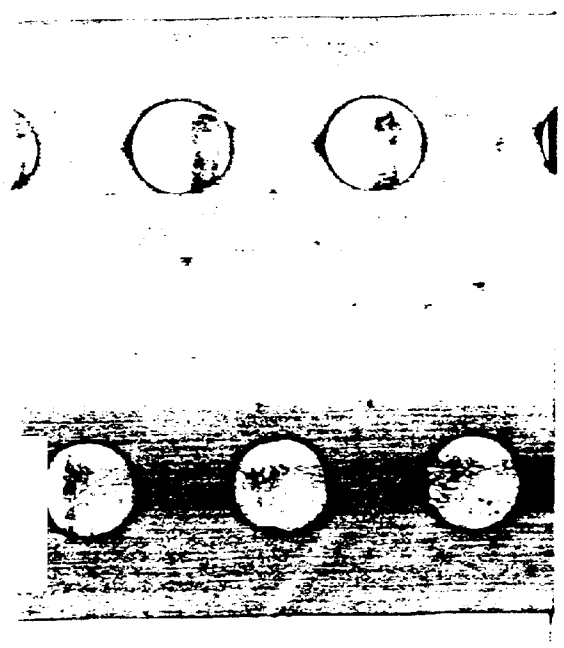
RECEIVED OF _____

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	88500.00
CON TX	292.05
PRFEE	0.50
WDEED	6.00
TOTAL	298.55
CHECK	298.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/89 01 10:22 0001 4420

40646

IDENTIFICATION

JUN 13 10 20 AM '89

FELIX Z. WILSON, II
REGISTER

No. 218756