BOOK 7875 PAGE 606

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 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
Peter M. Larson (NAME)	First Republic Mortgage (NAME)	104-12-169.00
1927 19th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	24W 02270
Nashville, TN 37212 (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, Martha H. DuBose, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter M. Larson and wife, Melissa Harrison

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.

BEING the southerly half of Lot No. 56 on the plan of Christopher and Kirkmans Addition, of record in Book 57, page 158, Register's Office for said County.

Said southerly half of Lot No. 56 fronts 50 feet on the westerly margin of 19th Avenue South, formerly Avondale Avenue, and extends back between parallel lines 159 feet to an alley.

Together with an easement for driveway purposes along the easterly portion of the southerly line of the northerly half of Lot No. 56, as set out in the Joint Driveway Agreement of record in Book 4910, page 966, said Register's Office.

Being the same property conveyed to Martha H. DuBose by deed from Julie Russell, unmarried, of record in Book 6440, page 927, Register's Office, Davidson County, Tennessee.

Subject to an easement for driveway purposes along the easterly portion of the northerly line of the herein described property as set out in the Joint Driveway Agreement of record in Book 4910, page 966, said Register's Office.

4481 1

JUN 28 11 02 AM '89

9482 06/28 0101 03CHECK 419.00

This is improved (XX) unimproved ( ) property, known as 1927 19th Avenue South, 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 my hand this 26th day of June, 19 89

Martha H. DuBose

Martha H. DuBose

BOOK 7875 PAGE 607

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 Martha H. DuBose, unmarried

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 1989

Commission expires _____

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Martha H. DuBose, unmarried

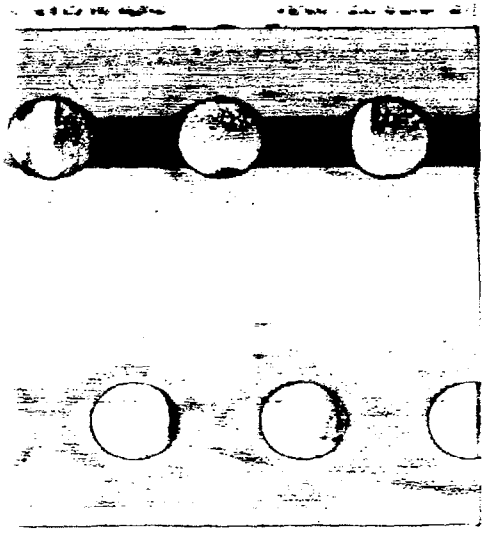
TO

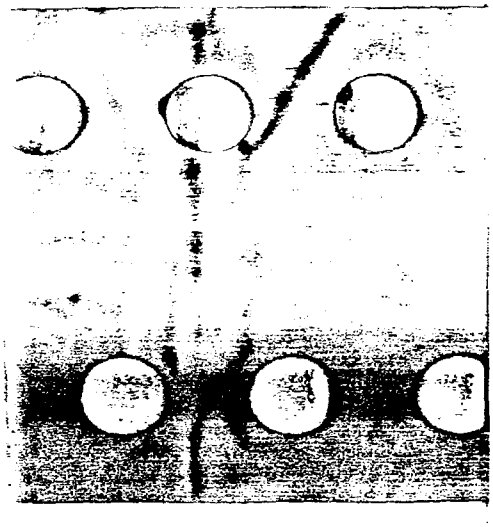
Peter M. Larson and wife, Melissa Harrison

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 7875 PAGE 608

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
				125000.00
				CON TX 412.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 419.00
				CHECK 419.00
06/28/89	01			11:04 0001 9482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44811

IDENTIFICATION REFERENCE

JUN 28 11 02 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 223766