FILE BOX 48

MORTGAGEE: FIRST REPUBLIC MORTGAGE CORPORATION

FORM No. WD-1

BOOK 7937 PAGE 225

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES: 1-4-91

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY Brenda Franks Hale

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Schaffner (NAME)	First Republic Mortgage Corp. (NAME)	Map 117-2-C
640 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	Parcel 21
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, DEBORAH D. TALLENT and SAMUEL W. BARCUS, III, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM SCHAFFNER, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 21, together with the carport designated as No. 21-A, being a part of Section "D" of Woodlawn Manor Incorporated, know as Regency Park Condominiums, of record in Book 3700, pages 111 and 112, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Deborah D. Tallent and Samuel W. Barcus, III by warranty deed from Emily S. Freeman, a single person, now Emily S. Freeman Christy, married, of record in Book 7261, page 715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the plan of Woodlawn Manor, Inc., Regency Park Condominiums, Section D, of record in Plat Book 3700, pages 111 and 112; and further to Master Deed of record in Book 3815, page 778, and to Exhibit II to Master Deed Condominium Association By-Laws of record in Book 3815, page 788, and further to Amendments to By-Laws of record in Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343, all of record in the Register's Office for Davidson County, Tennessee.

Deborah D. Tallent and Deborah D. Tallent Barcus is one and the same person.

This is unimproved ( ) improved (XX) property, known as 640 Timber Lane, 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 heir 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 covey 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 hands this 11th day of September, 19 89

Deborah D. Tallent

Samuel W. Barcus, III

BOOK 7937 PAGE 226

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Deborah D. Tallent and Samuel W. Barcus, III

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 11th day of September, 1989.

Commission expires 8-4-91

Tracy D. Ehrler
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 (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
Deborah D. Tallent and
Samuel W. Barcus, III

TO
William Schaffner

RETURN TO:
HALE & HALE ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064

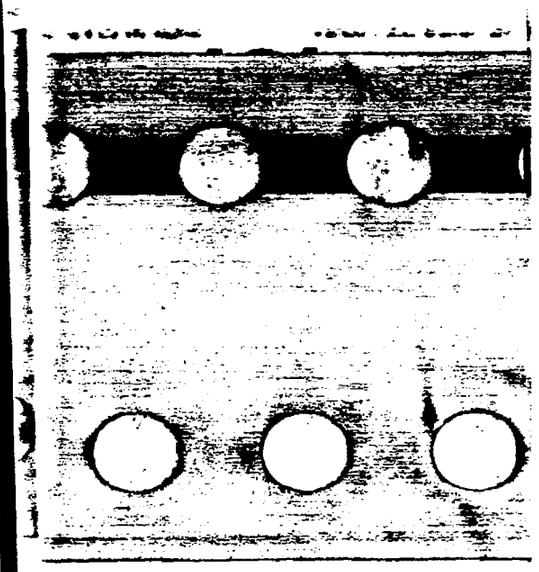
6571.0

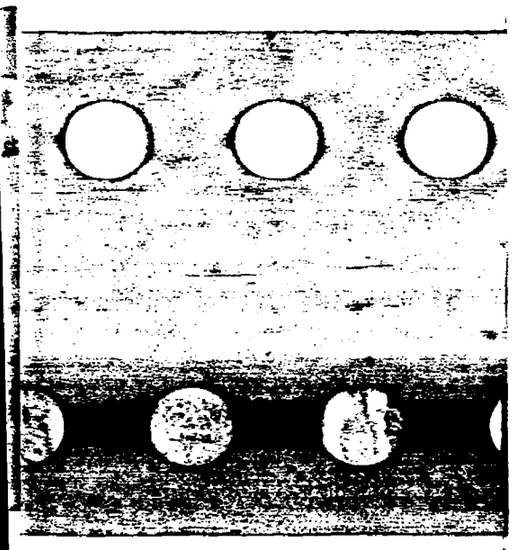
IDENTIFICATION REFERENCE

SEP 14 9 00 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4206 09/14 0101 03CHECK 584.50





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

RECEIVED OF _____

FOR _____

BOOK 7937 PAGE 227

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	175000.00
			CON TX	577.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	584.50
			CHECK	584.50
09/14/89		01	09:08	0001 4206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6571 0

IDENTIFICATION REFERENCE

SEP 14 9 08 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248200