FILE BOOK 80

FORM No. WD-1

BOOK 8011 PAGE 927

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Billy W. Zeigler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Billy W. Zeigler (NAME)	First Republic Mortgage (NAME)	148-13-37.00
4906 Cedar Hill Road (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	5DU44204
Nashville, TN 37211 (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, Edwin C. Tenpenny and wife, Lois Tenpenny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy W. Zeigler and wife, Patty A. Zeigler

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. 73 on the Plan of Locustwood, Section III, of record in Book 2663, page 29, Register's Office for said County.

SAID Lot No. 73 fronts 143 feet on the easterly side of Cedar Hill Road and runs back between lines 295.5 feet on the northerly line and 203.3 feet on the southerly line to a dead line, which is a broken line, on which it measures 194.8 feet thereon.

Being the same property conveyed to Edwin C. Tenpenny and wife, Lois Tenpenny by deed from Charles E. Brownlee, Jr. and wife, Beverly S. Brownlee of record in Book 6363, page 603, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2696, page 61 said Register's Office.

Subject to any and all existing easements of record.

9 1 7 3 1

IDENTIFICATION REFERENCE

DEC 27 11 50 AM '89

DAVIDSON COUNTY, TN

7651 12/27 0101 03CHECK 254.50

unimproved ( ) property, known as 4906 Cedar Hill Road, Nashville, TN 37211
This is improved (xx) (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 26th day of December 19 89

Edwin C. Tenpenny

Lois Tenpenny

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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 Edwin C. Tenpenny and wife, Lois Tenpenny

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 26th day of December, 1989.

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 27, 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
Edwin C. Tenpenny and wife, Lois Tenpenny

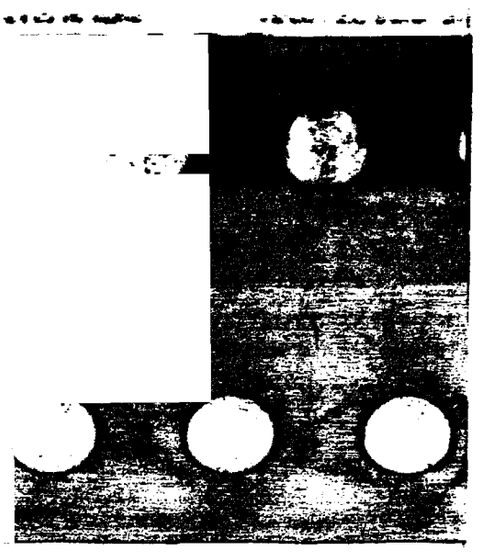
TO
Billy W. Zeigler and wife, Patty A. Zeigler

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 _____

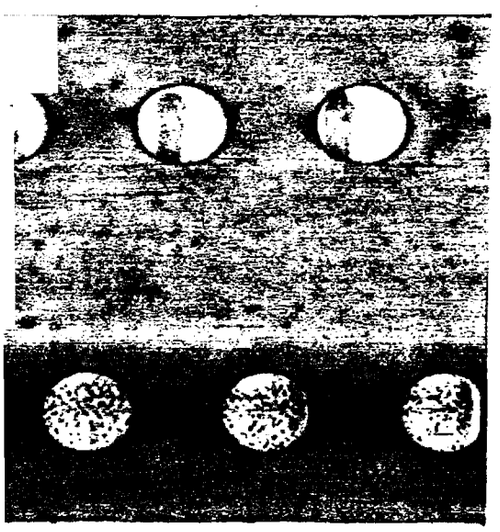
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	75000.00
CON TX	247.50
PRFEE	1.00
WDEED	6.00
TOTAL	254.50
CHECK	254.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/27/88 01 11:50 0001 7651



9.1.7.3.1.

IDENTIFICATION REFERENCE

Dec 27 11 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278771