FORM NO. WD-1

File # 26070

BOOK 8086 PAGE 146

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$77,900.00 Marlene Gail Rubsam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 90

Mark Hall
Notary Public

MY COMMISSION EXPIRES: 3-14-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL J. RUBSAM (NAME)	FIRST REPUBLIC MORTGAGE CORPORATION (NAME)	MAP 161-2
492 Ellenwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	PAR 39
Nashville, TN. 37211 (CITY) (STATE) (P.O. ZIP)	Kettering, OHIO 45440 (CITY) (STATE) (ZIP)	6 DU 67377

FOR AND IN 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, MARILYN J. TRIMMER, [redacted]married Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. RUBSAM and wife, MARLENE GAIL RUBSAM, & DONALD E. CLARK and wife, M. COLLEEN CLARK

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. 69 on the Plan of McMurray Hills Subdivision, recorded in Book 3700, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

18105

IDENTIF. REFERENCE

Apr 11 10 51 PM '90

DAVIDSON COUNTY TN.

0290 04/11 0101 03CHECK 264.07

BEING the same property conveyed to Marilyn J. Trimmer, an unmarried person by warranty deed from Marvin R. Wells and wife Linda J. Wells, of record in Book 6269, Page 142, Register's Office for Davidson County, Tennessee.

JOE E. FAULKNER HUSBAND OF MARILYN J. TRIMMER, NOW FAULKNER JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITAL RIGHTS

unimproved ( ) X
This is improved ( ) property, known as 492 Ellenwood Drive, Nashville, TN. 37211
(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 her hand this 29th day of March, 19 90

Marilyn J. Trimmer Faulkner
MARILYN J. TRIMMER

Joe E. Faulkner

BOOK 8086 PAGE 147

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARILYN J. TRIMMER, ~~Unmarried Person~~ NOW FAULKNER AND HUSBAND JOE E. FAULKNER

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 19 90

Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

MARILYN J. TRIMMER FROM

MICHAEL J. RUBSAM TO

MARLENE GAIL RUBSAM

Saturn & Mazer, Attorneys
Row 1
Box 7



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

RECEIVED OF _____

FOR _____

BOOK 8086 PAGE 148

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77900.00
CON TX 257.07
PRFEE 1.00
WDEED 6.00
TOTAL 264.07
CHECK 264.07

04/11/90 01 10:50 0001 0290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8105

IDENTIF. TREFERENCE

APR 11 10 51 PM '90

DAVIDSON COUNTY TN.

No. 309415