FILE BOX 46

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

James R. Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

BOOK 8100 PAGE 563

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

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Wade, Jr.	First Republic Mortgage	074-04-0-075
(NAME)	(NAME)	
908 Hermitage Ridge	2090 Hewitt Avenue	04D66718
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Kettering, Ohio 45440	
(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, Ronnie L. Davis and wife, Wanda K. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Wade, Jr. and wife, Kathryn M. Wade

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. 60 on the Plat of Hermitage Hills, Section 12, of record in Plat Book 4675, page 113, as revised in Book 4675, page 125, Register's Office for said County.

SAID Lot No. 60 fronts 77.0 feet on the northeasterly margin of Hermitage Ridge and extends back 162.34 feet on the northeasterly line and 145.18 feet on the southeasterly line, to a line on the rear on which it measures 89.6 feet.

Being the same property conveyed to Ronnie L. Davis and wife, Wanda K. Davis by deed from William H. Smithson & Sons, Inc. of record in Book 5290, page 216, Register's Office, Davidson County, TN.

Subject to restrictions of record in Book 4820, page 611, Book 4960, page 506, Book 4969, page 667 said Register's Office.

DAVIDSON COUNTY, TN
MAY 2 10 02 AM '90
IDENTIFICATION REFERENCE
23314

This is unimproved ( ) property, known as 908 Hermitage Ridge, Hermitage, TN 37076
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 27th day of April, 19 90

Ronnie L. Davis

Ronnie L. Davis

Wanda K. Davis

Wanda K. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8100 PAGE 564

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie L. Davis and wife, Wanda K. Davis

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 27th day of April AT Large, 19 90

Commission expires

Notary Public

STEVEN G. WATERS NOTARY PUBLIC 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 (their several oaths) acknowledged (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

Ronnie L. Davis and wife, Wanda K. Davis

TO

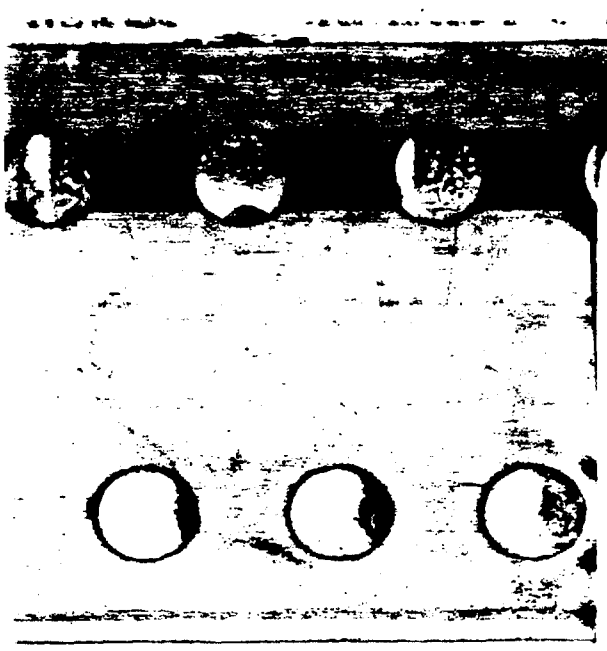
James R. Wade, Jr. and wife, Kathryn M. Wade

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

3027 05/02 0101 03CHECK 221.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8100 PAGE 565

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

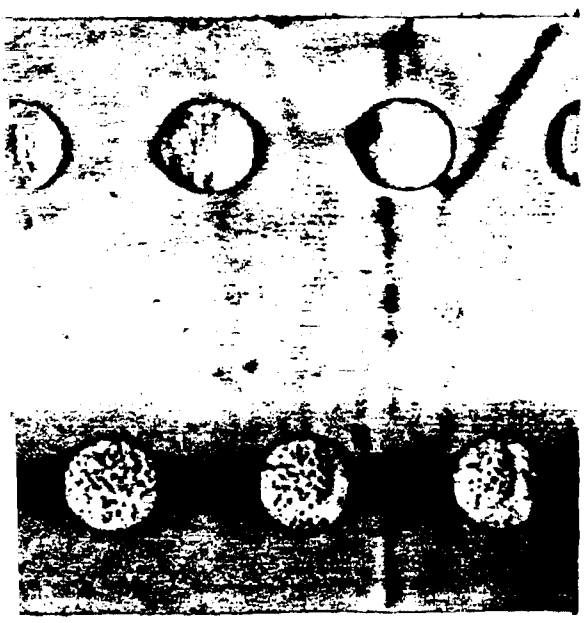
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

05/02/90 01 10:03 0001 8027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23314

IDENTIFT REFERENCE

MAY 2 10 02 AM '90

DAVIDSON COUNTY, TN

No. 315522