FORM No. WD-1

BOOK 8103 PAGE 186

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,200.00

Kimberly A. Ziesmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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)

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
Valerie J. Ziesmer	First Republic Mortgage	26-7-172.00
(NAME)	(NAME)	
116 Buckingham Court	2090 Hewitt Avenue	GO 20877
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie J. Ziesmer and Kimberly A. Ziesmer, both unmarried, as joint tenants with right of survivorship

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 Lot No. 250 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee, of record in Book 6100, page 617, Deeds of Correction of record in Book 6201, page 391, and in Book 6297, page 207, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6406, page 929, said Register's Office.

2.4 7.7.

IDENTIFICATION REFERENCE

MAY 4 1 37 PM '90

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 116 Buckingham Court, Goodlettsville, TN 37072
(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 30th day of April 19 90

Randall Phillips Builders, Inc.
By: Jackie Roark, V.P.
Jackie Roark, Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark and ~~XX~~ _____ with whom I am personally acquainted and who upon ~~XXXXXXXXXX~~ her ~~XX~~ oath acknowledged (~~XXXXXX~~) her ~~XX~~ self to be the Vice President and ~~XXX~~ _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, and corporation, and that she ~~XXX~~ as such Vice President ~~XXXX~~ and ~~XXX~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jackie Roark as such Vice President, ~~XXXXXXXXXXXXXXXXXX~~ ~~XXXXXX~~ _____

Witness my hand and official seal at office at Goodlettsville, TN on this the 30th day of April 19 90

My commission expires _____

STEVEN WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

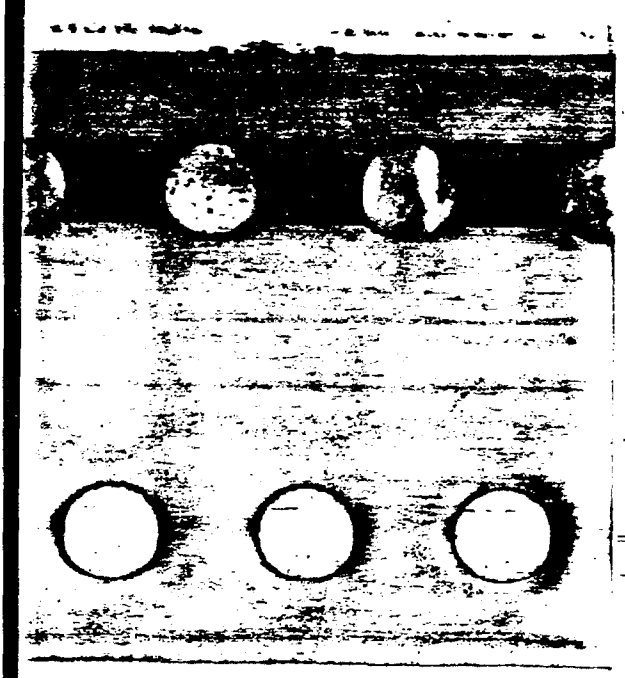
Valerie J. Ziesmer and Kimberly A. Ziesmer, both unmarried

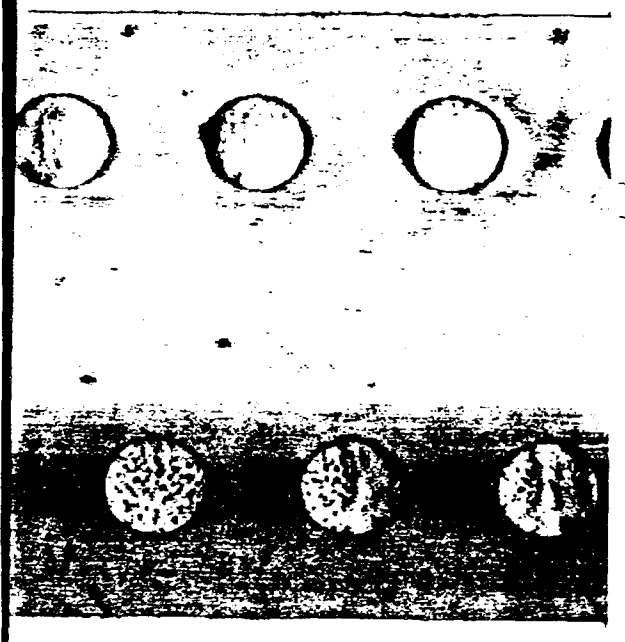
RETURN TO:

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

298.00 CHECK 1013 05/04/95 1039

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 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	88200.00
CON TX	291.06
PRFEE	1.00
WDEED	6.00
TOTAL	298.06
CHECK	298.06

05/04/90 01 13:38 0001 9036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2417.7.

IDENTIFICATION REFERENCE

MAY 4 1 37 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 316517