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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Larry J Campbell
Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEVEN G WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130,One Burton Hills Blvd.,Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE	MAP-PARCEL NUMBERS
Larry J. Campbell (NAME)	First Republic Mortgage Corporation (NAME)	161-5
513 Woodhurst Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	34
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

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, Joyce Eilene Benner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry J. Campbell and wife, Penny A.K. Campbell

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. 18 on the Plan of Hillview Estates, of record in Book 3600, Page 89, Register's Office for said County.

SAID Lot No. 18, which is a corner lot, fronts 146.52 feet on the southerly margin of Woodhurst Drive and fronts 120.18 feet on the westerly margin of Bradfield Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 150.65 feet on the southerly line and 160.05 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Joyce Eilene Benner by Divorce Decree of record in Book 8100, Page 200, Register's Office for Davidson County, Tennessee. (The said Joyce Eilene Benner also known as Joyce E. Phillipy.)

29901

IDENTIF. REFERENCE

MAY 31 11 00 AM '90

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY TN.

6048 05/31 0101 03CHECK 386.50

unimproved ( )
This is improved ( ) property, known as 513 Woodhurst Drive Nashville, TN 37220
(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 29th day of MAY, 19 90

Joyce Eilene Benner

JOYCE EILENE BENNER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Eilene Benner

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of MAY, 1990

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

My Commission Expires Nov. 21, 1992

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

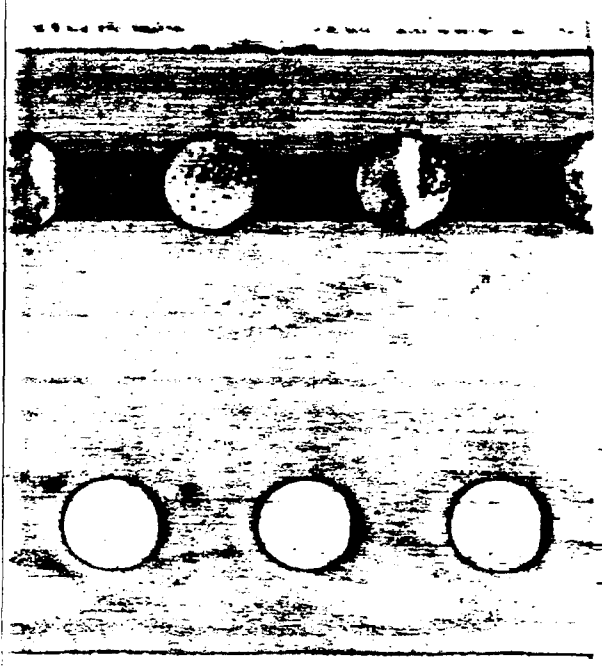
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

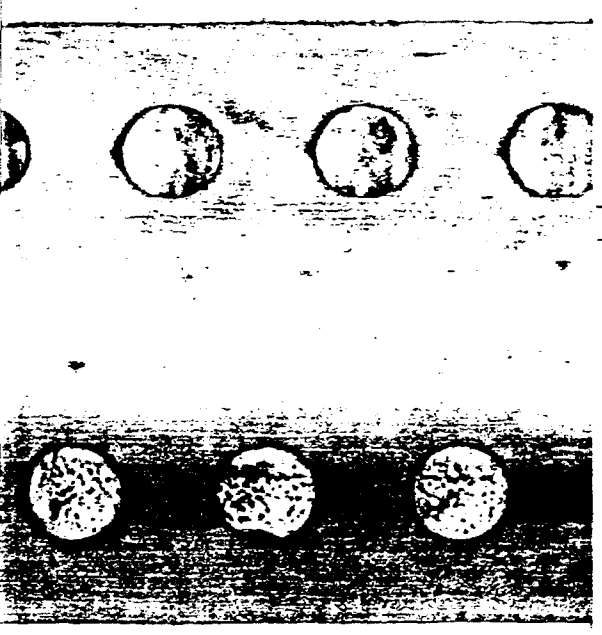
Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My commission expires:

_____





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 115000.00
CON TX 379.50
PRFEE 1.00
WDEED 6.00
TOTAL 386.50
CHECK 386.50

05/31/90 01 10:59 0001 6048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29901

IDENTIF. REFERENCE

MAY 31 11 00 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323442