FILE BOX 46

FORM No. WD-1

BOOK 8122 PAGE 99

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 $105,500.00

Forrest F. Schrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1990

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		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Forrest F. Schrum, III	First Republic Mortgage	103-6-100.00
(NAME)	(NAME)	
5651 Kendall Drive	2090 Hewitt Avenue	8DA 56842
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	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, Theodore Charles Kerner, Jr. and wife, Lisa Motsinger Kerner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Forrest F. Schrum, III and wife, Beverly J. Schrum

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. 21 on the Plan of Brookside Courts Addition No. 2, as of record in Book 1835, page 47, Register's Office for said County.

Said Lot No. 21 fronts 90.0 feet on the easterly margin of Kendall Drive and extends back 171.3 feet on the southerly line and 189.3 feet on the northerly line to a dead line on the rear on which it measures 65.0 feet.

Being the same property conveyed to Theodore Charles Kerner, Jr. and wife, Lisa Motsinger Kerner by deed from Charles A. Woglom and wife, Sarah Barnes Woglom of record in Book 6552, page 247, Register's Office, Davidson County, Tennessee.

Subject to permanent easement for joint driveway purposes of record in Book 5343, page 182, said Register's Office.

30614

IDENTIF. TREFERENCE

JUN 4 10 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6575 06/04 0101 03CHECK 355.15

unimproved ( ) property, known as 5651 Kendall Drive, Nashville, TN 37209
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 30th day of May 19 90

Theodore Charles Kerner, Jr.

Lisa Motsinger Kerner

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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 Theodore Charles Kerner, Jr. and wife, Lisa Motsinger Kerner

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 30th day of May, 1990

Commission expires _____

NOTARY PUBLIC AT LARGE

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 (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

Theodore Charles Kerner, Jr. and wife, Lisa Motsinger Kerner

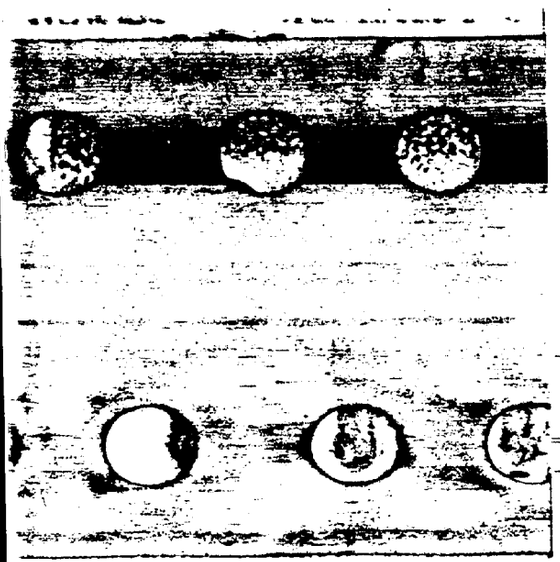
TO

Forrest F. Schrum, III and wife, Beverly J. Schrum

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 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
				105500.00
				CON TX 348.15
				PRFEE 1.00
				WDEED 6.00
				TOTAL 355.15
				CHECK 355.15
			06/04/90 01	10:43 0001 6575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30614

IDENTIF. REFERENCE

JUN 4 10 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324274