STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Wendy Smith
Affiant

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

Notary Public

MY COMMISSION EXPIRES: ______

(AFFIX SEAL)

STEVEN WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Trostle (NAME)	First Republic Mortgage (NAME)	104-16-0 271
1707 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	24W 11880
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (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, Hazel Anne B. Franklin, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Trostle and wife, Wendy Smith

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 the easterly half of Lot No. 232 on the Map of the Belmont Land Company's Subdivision, called "Belmont Heights" as of record in Book 421, page 34 said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robey H. Franklin and wife, Hazel Anne B. Franklin, by deed from Marilyn Bell, Francis Donnell Fulman, George A. Donnell, Andrew Donnell, William I. Donnell, Jr., Mrs Gloria Donnell Washington, Winnie Donnell Pye, Wilson Donnell, the heirs at law of the late Annie Ruth Donnell, deceased of record in Book 4463, page 52, Register's Office, Davidson County, TN. The said Robey H. Franklin has died, leaving the said Hazel Anne B. Franklin as the surviving tenant by the entirety.

~~[illegible] executed this instrument on behalf of Hazel Anne B. Franklin pursuant to a Power of Attorney which is being placed of record currently herewith.~~

39386

IDENTIFIED REFERENCE

JUL 5 3 40 PM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved (XX) / unimproved ( ) property, known as 1707 Beechwood Avenue, Nashville, TN 37212
(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 June, 19 90

Hazel Anne B. Franklin
Hazel Anne B. Franklin

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8146 PAGE 764

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel Anne B. Franklin, a widow

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 June, 1995.

Commission expires 10-9-97

Notary Public

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

Hazel Anne B. Franklin, a widow

TO

Gregory Trostle and Wendy Smith,

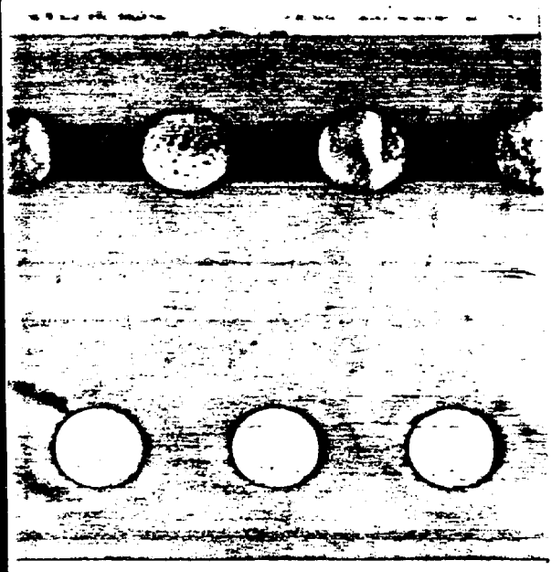
both unmarried

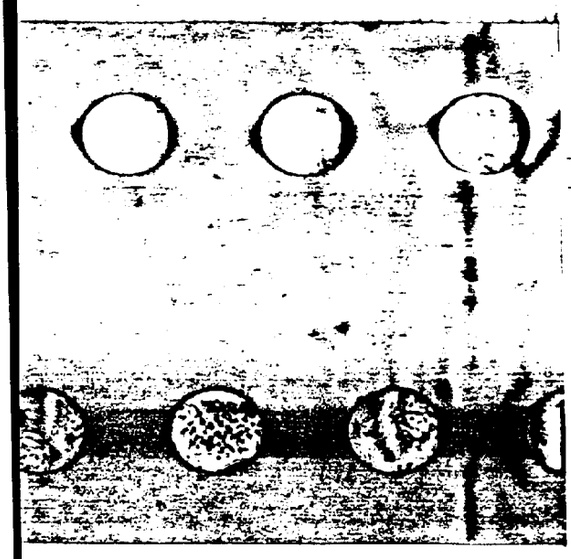
RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

7602 07/05 0101 03CHECK 300.70





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

RECEIVED OF _____

FOR _____

BOOK 8146 PAGE 785

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 89000.00
				CON TX 293.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 300.70
				CHECK 300.70
07/05/90	01			15:42 0001 7602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

393886

IDENTIF REFERENCE

Jul 5 3 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334485