BOOK 8166 PAGE 555

FILE BOOK 40

FORM No WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires Nov. 21, 1992

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

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robin P. Bible	First Republic Mortgage	104-05-0 349.0
(NAME)	(NAME)	
306 Greenway Avenue South	2090 Hewitt Avenue	26W 02800
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	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 Elna C. Bruner, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin P. Bible and wife, Shawn H. Bible

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. 285 and a small triangular part of Lot 286 on the Map of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 285 and a small triangular part of Lot No. 286 adjoin and front 50 feet on the east side of Greenway Street and run back between lines 193 feet on the north line along the common line between Lots 284 and 285 and 193 feet on the south line to an iron pin at an alley in the rear on which they measure 51 feet. Said iron pin being 1 foot south of the common corners of Lots 285 and 286.

Being the same property conveyed to Russell Bruner and wife, Elna C. Bruner by deed from Anne E. Campbell of record in Book 2084, page 521, Register's Office, Davidson County, Tennessee, the said Russell Bruner having since died.

Subject to 5 foot driveway easement contained in deed of record in Book 1976, page 263, said Register's Office.

Robert F. Corn executed this instrument on behalf of Elna C. Bruner pursuant to a Power of Attorney which is being placed of record currently herewith.

6492 08/02 0101 03CHECK 282.55

MAP-PARCEL NUMBER(S) THIS IS PROPERTY NO. XX PROPERTY KNOWN AS 306 Greenway Avenue South, Nashville, TN 37205
(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 31st day of July 19 90

Elna C. Bruner
Elna C. Bruner
By: Robert F. Corn
Robert F. Corn, Attorney in Fact

BOOK 8166 PAGE 556

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

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 / himself) 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

AUG 2 2 51 PM '90

Legibility of Writing on this Document Unsatisfactory when Received

WARRANTY DEED

FROM

Elna C. Bruner, a widow

TO

Robin P. Bible and wife, Shawn H. Bible

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

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 Robert F. Corn, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Elna C. Bruner as her Attorney in Fact as the free act and deed of the within named Elna C. Bruner. Witness my hand and official seal at Nashville, TN, this 31st day of July, 1990.

My Commission Expires:

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8166 PAGE 557

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

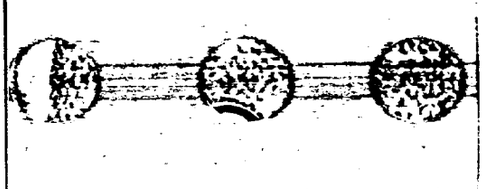
CAMT	83500.00
CON TX	275.55
PRFEE	1.00
WDEED	6.00
TOTAL	282.55
CASH	282.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/90 01 14:53 0001 6492

46501

AUG 2 2 51 PM '90



No. 342963