FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,400.00

Leonard S. Hunter
Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Leonard S. Hunter (NAME)	First Republic Mortgage (NAME)	161-04-0 048.00
301 April Lane (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	05DU 40481
Nashville, TN 37211 (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 James Cooper Wood and wife, Marjorie W. Wood and James Cooper Wood, Jr. and wife, Diane D. Wood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard S. Hunter and wife, Mary M. Hunter

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. 32 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 begins at a point in the south margin of April Lane, being the common corner of Lots Nos. 32 and 33; and extends south 115.0 feet along the common line of Lots Nos. 32 and 33, to a concrete monument which marks the common corners of Lots Nos. 31, 32 and 33; thence 125.0 feet east to a point in the west margin of Raywood Lane, the common corner of Lots Nos. 31 and 32; thence north 90.0 feet along the west margin of Raywood Lane to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the left 39.27 feet around said curve to a concrete monument in the south margin of April Lane; thence 100.0 feet to the beginning.

Being the same property conveyed to James Cooper Wood and wife, Marjorie W. Wood and James Cooper Wood, Jr. by deed from Janet K. Beaty of record in Book 6489, page 306, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2794, page 363, and Book 2864, page 198, said Register's Office.

Subject to all matters shown on the plan of record in Book 2663, page 60, said Register's Office.

Grantee is assuming the 1990 property taxes, which have been prorated between the parties.

This is ( ) unimproved (X) improved property, known as 301 April Lane, Nashville, TN 37211 (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 hands this 31st day of July 19 90

Marjorie W. Wood
Marjorie W. Wood

James Cooper Wood
James Cooper Wood

By: Marjorie W. Wood
Marjorie W. Wood, Attorney in Fact

Diane D. Wood
Diane D. Wood

James Cooper Wood, Jr.
James Cooper Wood, Jr.

By: Diane D Wood
Diane D. Wood, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8168 PAGE 150

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie W. Wood and Diane D. Wood

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 31st day of July, 1990

Commission expires

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE 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

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM

TO

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

Diane D. Wood herein joins to convey any and all right and interest she may have; especially her marital rights.

Marjorie W. Wood executed this instrument on behalf of James Cooper Wood pursuant to a Power of Attorney which is being placed of record currently herewith.

Diane D. Wood executed this instrument on behalf of James Cooper Wood, Jr. pursuant to a Power of Attorney which is being placed of record currently herewith.

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 Marjorie W. Wood, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of James Cooper Wood as his Attorney in Fact, as the free act and deed of the within named James Cooper Wood.
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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in the for said County and State, the within named Diane D. Wood, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of James Cooper Wood, Jr. as his Attorney in Fact as the free act and deed of the within named James Cooper Wood, Jr.
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

47004

AUG 3 4 04 PM '90

7050 08/03 0101 03CHECK 182.92

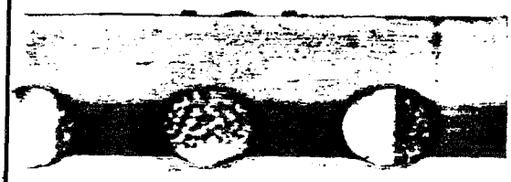
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 152



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 52400.00
CON TX 172.92
~~SCHEE 1.00~~
~~WDEED 9.00~~
TOTAL 182.92
CHECK 182.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/90 01 16:06 0001 7050

47.00

AUG 3 4 04 PM '90

No. 343517

