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FORM No. WD-1

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 $ 88,500.00

Susan Callaghan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August 19 90

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
Susan F. Callaghan	First Republic Mortgage Corporation	Map 143-2-B
(NAME)	(NAME)	
700 Harpeth Trace Drive	2090 Hewitt Avenue	Parcel 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Kettering, Ohio 45440	9DZ-73004
(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 Lee M. Dresser, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan F. Callaghan, unmarried

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. 1 on the Plan of Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee M. Dresser by deed from The Zeitlin Group of record in Book 6678, page 872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417, said Register's Office; (2) By-Laws of record in Book 6287, page 460, said Register's Office; (3) Easement of record in Book 5360, page 3210, Book 5364, page 882, and Book 4889, page 192, said Register's Office; (4) Easement for Water Mains of record in Book 5142, page 694, said Register's Office; (5) All matters appearing on the Plan of record in Plat Book 5200, page 775, said Register's Office.

5 4 1 9 5.

FEE $ EXEMPT REFERENCE

Aug 31 3 54 PM '90

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

This is unimproved ( ) improved (XX) property, known as 700 Harpeth Trace Drive (House Number) (Street) Nashville, TN 37221 (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 27 day of August 19 90

Lee M. Dresser
Lee M. Dresser

STATE OF ~~XXXXXXXXX~~ Kansas
COUNTY OF Shawnee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee M. Dresser

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Kansas, ~~XXXXX~~, this the 31st day of August, 19 90

DEANA N. THORUP
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____

Commission expires 1-24-94

Deana N. Thorup
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

Lee M. Dresser

TO

Susan F. Callaghan

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

95-0 08/31 01:01 PM KEY 299.05

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 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 88500.00
CON TX 292.05
PRFEE 1.00
WDEED 6.00
TOTAL 299.05
CHECK 299.05

08/31/90 01 15:58 0001 5560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54195

IDENTIFICATION

AUG 31 3 54 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 351931