FILE BOX 46

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Marianna Breen
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

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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
Marianna Breen	First Republic Mortgage Corporation	Map 131-03-0
(NAME) 1712 Temple Avenue	(NAME) 2090 Hewitt Avenue	Parcel 190
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Kettering, Ohio 45440	16da 27110
(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 W. C. Clements and wife, Lucille B. Clements

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marianna Breen and Michelle B. Jones, both unmarried, as joint tenants with the right of survivorship

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, State of Tennessee, described as follows, to-wit:

Being Lot No. 46 on the Map of the Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for said County.

Said Lot No. 46 fronts 75.15 feet on the northerly side of Temple Avenue and runs back between parallel lines 225, more or less, feet to a dead line.

Being the same property conveyed to W. C. Clements and wife, Lucille B. Clements by deed from E. A. Wortham of record in Book 1142, page 208, Register's Office, Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 1108, page 693 and Book 1129, page 321, said Register's Office.

5 6 7 9 7

IDENTIFICATION

SEP 12 3 09 PM '90

FELIX Z WILSON REGISTER DAVIDSON COUNTY, TENN.

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

unimproved ( )
This is improved (XX) property, known as 1712 Temple Avenue (House Number) (Street) Nashville, (P.O. Address) TN (City or Town) 37215 (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 27th day of August 19 90

W. C. Clements

Lucille B. Clements

W. C. Clements

Lucille B. Clements

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Tuscaloosa

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. C. Clements and wife, Lucille B. Clements

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 Tuscaloosa, ~~Tennessee~~ Alabama, this 27th day of August 19 90.

Commission expires 06/06/92

J. Glenn Holloway
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

W. C. Clements and wife,

Lucille B. Clements

TO

Marianna Breen and Michelle B. Jones

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

2264 09/12 0101 03CHECK 304.00

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	90000.00
			CON TX	297.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	304.00
			CHECK	304.00

09/12/90 01 15:11 0001 8264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7 9 7

IDENTIFICATION REFERENCE

SEP 12 3 09 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354921