Bk 46

FORM No. WD-1

BOOK 8231 PAGE 569

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 $ 54,000.00

John Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF October 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
John T. Wylie	First Republic Mortgage	49-16-A 4.00CO
(NAME)	(NAME)	
807 Willow Trace Court	6012 Wilmington Pike	12D 87837
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189	Dayton, Ohio 45459	
(CITY) (STATE) (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, P & C Building and Development Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Wylie

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. 4 on the Plan of Second Revision Willow Trace Subidivsion, Phase One, as of record in Plat Book 7900, page 14, amended in Book 8020, page 967, and Book 8046, page 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to P & C Building and Development Corporation, a Tennessee corporation, by deed from Michael T. Bates, Trustee, of record in Book 7788, page 472, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7777, page 162, amended in Book 7777, page 180, and Book 7843, page 791; Charter of Willow Trace Homeowner's Association in Book 7762, page 74; and all matters shown on the Plan of record.

70156

IDENTIF. REFERENCE

Nov 5 12 45 PM '90
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (xx) property, known as 807 Willow Trace Court, Whites Creek, TN 37189
(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 October 19 90

P & C Building and Development Corporation

By: _____
David A. Clark, President

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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 Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David A. Clark

~~and~~ _____ with whom I am personally acquainted and who upon ~~(his oath)~~ himself ~~acknowledged (themselves)~~ to be the President ~~and~~ _____ respectively of the P & C Building and Development Corporation the within named bargainor, and corporation, and that ~~(he)~~ as such President ~~(they)~~ ~~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 David A. Clark as such President ~~and~~ _____

Witness my hand and official seal at office at Whites Creek, Tennessee, on this the 31st day of October 19 90

My commission expires _____

STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

P & C Building and Development

TO

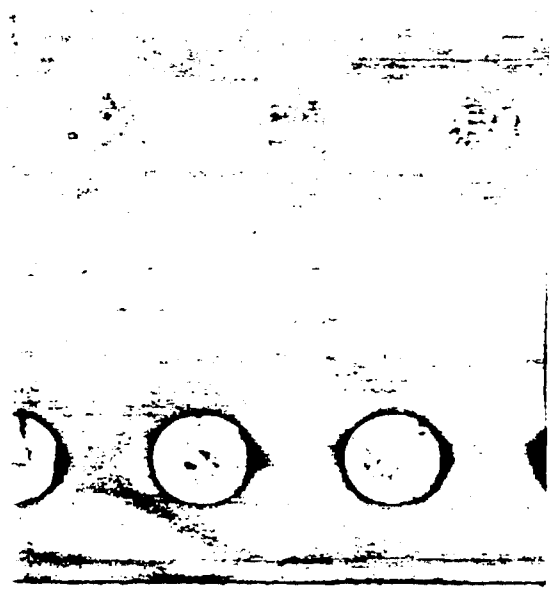
John T. Wylie

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

4423 11/05 0101 03CHECK 185.20



OFFICIAL RECEIPT

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

RECEIVED OF _____

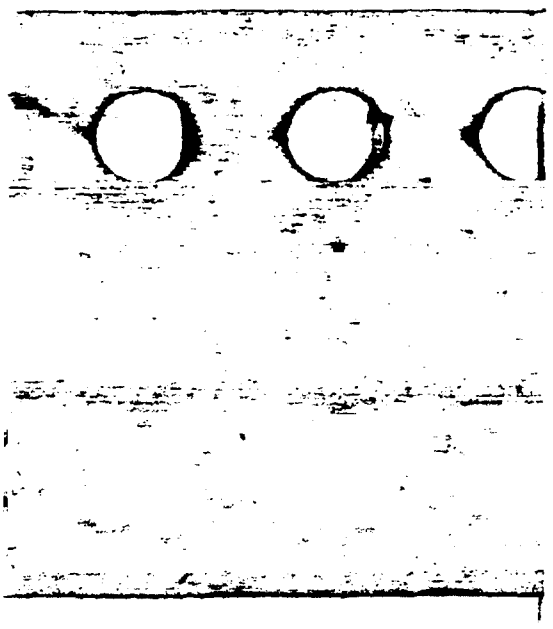
FOR _____

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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 54000.00
				CON TX 178.20
				PRFEE 1.00
				WDEED 6.00
				TOTAL 185.20
				CHECK 185.20

11/05/90 01 12:45 0001 4423



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70156

IDENTIF. REFERENCE

Nov 5 12 45 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 370488