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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,010.00

Robert Smodic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF December 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

Mail

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
Robert Smodic (NAME)	First Republic Mortgage (NAME)	155-10-0-A 40CO
621 Indian Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	9D 81204
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Dayton, Ohio 45459 (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, Construction Associates, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Smodic and wife, Nola Smodic

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. 43 on the Plan of McCrory Trace Estates, as of record in Book 6900, page 720, amendment of record in Book 8177, page 242, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Construction Associates, Inc. by deed from Eugene R. Carbine and wife, Barbara A. Carbine of record in Book 8172, page 859, Register's Office, Davidson County, Tennessee. Note that the derivation clause contained in said deed is incorrect; the correct derivation clause is: Being part of the same property conveyed to Eugene R. Carbine and wife, Barbara A. Carbine by deed from R. W. Bolster & Associates, Inc. of record in Book 8013 page 702, said Register's Office.

Subject to Declarations, Covenants, Conditions and Restrictions of record in Book 7576, page 846, said Register's Office.

Charter of McCrory Trace Homeowners Association of record in Book 7576, page 821, and By-Laws of record in Book 7576, page 831, said Register's Office.

0041 12/18 0101 03CHECK 502.00

This is unimproved ( ) improved (XX) property, known as 621 Indian Ridge Drive, Nashville, TN 37221
(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 14th day of December 19 90

Construction Associates, Inc.
By: James R. Carbine
James R. Carbine, Secretary/Treasurer

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 James R. Carbine XXX ______________ with whom I am personally acquainted and who upon his oath XXXXXXXXXXXX acknowledged himself XXXXXXX to be the Secretary/Treasurer XXX ______________ respectively of the Construction Associates, Inc. the within named bargainor, and corporation, and that (he) as such Secretary/Treasurer XXXX XXX ______________ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself James R. Carbine as such Secretary/Treasurer XXXXXXXXXXXXXXXXXX XXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of December 19 90

My commission expires ______________ [signature] Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

Construction Associates, Inc.

TO

Robert Smodic and wife, Nola Smodic

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

8U159

IDENTIF. REFERENCE

Dec 19 9 45 AM '90

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 150010.00
CON TX 495.00
PRFEE 1.00
WDEED 6.00
TOTAL 502.00
CHECK 502.00

12/18/90 01 08:45 0001 0041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80159

IDENTIF. REFERENCE

DEC 18 8 46 AM '90
FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 382452