FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF February 19 91

Notary Public

My Commission Expires May 23, 1993 / MY COMMISSION EXPIRES 5/22/93

(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 Phil Davis Caldwell	SEND TAX BILLS TO First Republic Mortgage	MAP-PARCEL NUMBERS 90-16-276
(NAME) 406 Grosse Point Court	(NAME) 6012 Wilmington Pike	8DA-33212
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) Dayton, Ohio 45459	
(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 Mary Lee Kohl, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phil Davis Caldwell and wife, Susanne M. Caldwell

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. 699 on the Map of Charlotte Park Subdivision, Section 8, as of record in Book 2900, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 699 fronts 76.0 feet on the easterly side of Grosse Point Court and extends back 279.4 feet on the northerly line and 194.5 feet on the southerly line, to a dead line in the rear, on which it measures 157.0 feet.

Being the same property conveyed to William F. Kohl and wife, Mary Lee Kohl by deed from J. Douglas Wright and J. Douglas Wright, Jr. of record in Book 3284, page 435, Register's Office, Davidson County, Tennessee. The said William F. Kohl has since deceased leaving the said Mary Lee Kohl as the surviving tenant by the entirety.

0550 03/04/91 01:01:03PM CHECK 271.00

96541

IDENTIF. REFERENCE

MAR 4 12 54 PM '91

DAVIDSON COUNTY TN.

This is improved (XX) unimproved ( ) property, known as 406 Grosse Point Court, Nashville, TN 37209
(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 27th day of February 19 91

Mary Lee Kohl
Mary Lee Kohl

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 Mary Lee Kohl

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 1991.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires May 23, 1993

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

Mary Lee Kohl

TO

Phil Davis Caldwell and wife,

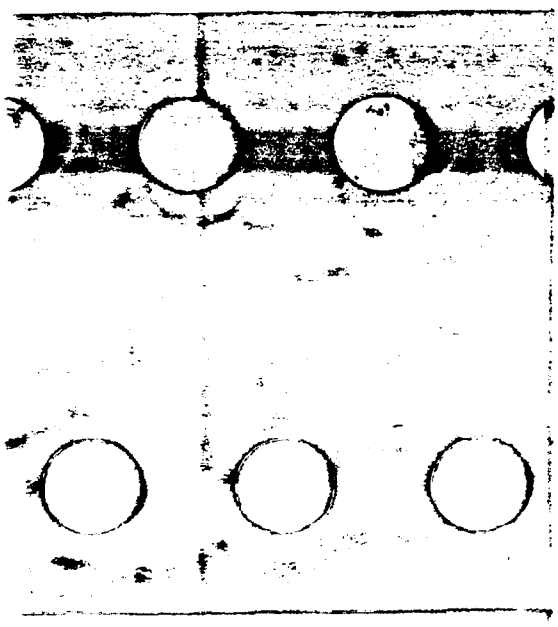
Susanne M. Caldwell

RETURN TO:

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

[redacted]

STEVEN G. WATERS
Attorney at Law



OFFICIAL RECEIPT

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

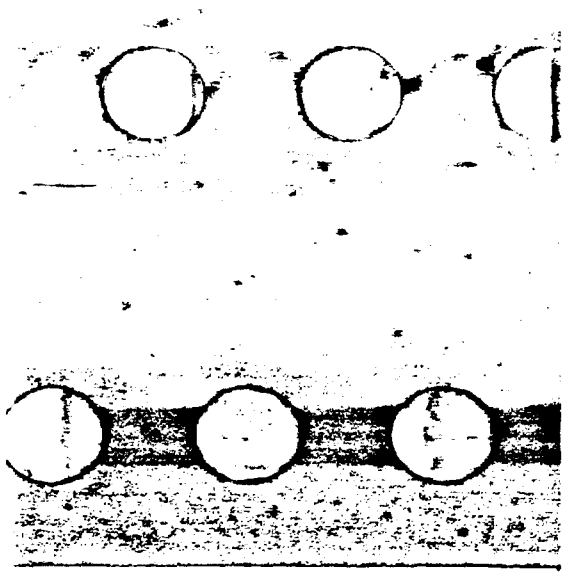
RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 621

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 80000.00
CON TX 264.00
PRFEE 1.00
WDEED 6.00
TOTAL 271.00
CHECK 271.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/91 01 10:56 0001 0550

96541

IDENTIF. REFERENCE

MAR 4 10 54 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 401384