FORM NO. 1

BOOK 8305 PAGE 380

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 $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF February, 19 91

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
Effie C. Jones	First Republic Mortgage	49-16-0-A
(NAME)	(NAME)	
718 Willow Trace Drive	6012 Wilmington Pike	18.00CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189	Dayton, Ohio 45459	12D 87851
(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 & Development Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Effie C. Jones, 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

Being Lot No. 18 on the Plan of Second Revision Willow Trace Subdivision, 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 William E. Powell, Sr. by deed of record in Book 8011, page 140, Register's Office for Davidson County, Tennessee. Said William E. Powell, Sr. has since conveyed his interest to P & C Building & Development Corporation, a Tennessee corporation, by quitclaim deed of record in Book 8305 page 377, said Register's Office.

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.

975222

IDENTIF. REFERENCE

FILED FOR RECORD MAR 7 9 33 AM '91

DAVIDSON COUNTY TN

1673 03/07 0101 03CHECK 204.67

unimproved ( ) This is improved (XX) Property Known as 718 Willow Trace Drive, 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 22nd day of February 19 91

P & C Building & 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 ~~(himself)~~ to be the President, ~~and~~ _____ respectively of the P & C Building & Development Corporation, the within named bargainor, and corporation, and that ~~(he)~~ as such ~~X~~ President, ~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself, ~~and~~ David A. Clark as such President, ~~X~~ _____.

Witness my hand and official seal at office at Whites Creek, Tennessee, on this the 22nd day of February, 19 91.

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

P & C Building & Development

TO

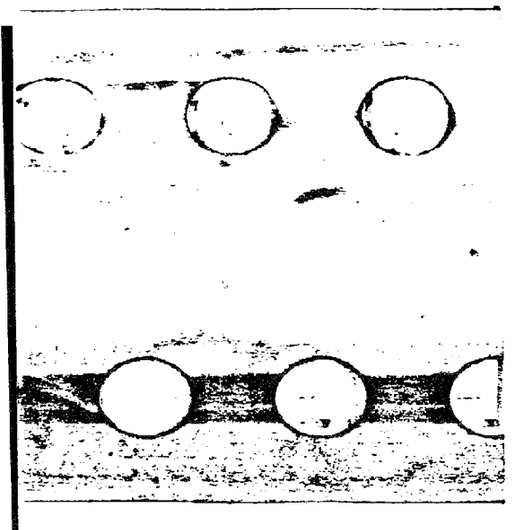
Effie C. Jones, unmarried

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law





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 59900.00
CON TX 197.67
PRFEE 1.00
WDEED 6.00
TOTAL 204.67
CHECK 204.67

03/07/91 01 09:35 0001 1673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97522

IDENTIF. REFERENCE

MAR 7 9 34 AM '91

DAVIDSON COUNTY T.R.

No. 402491