BOOK 8365 PAGE 595

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May 19 91

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

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 Hal C. Dennison, III	SEND TAX BILLS TO First Republic Mortgage	MAP/PARCEL NUMBERS 172-01-0-A
(NAME) 607 Copperfield Court	(NAME) 6012 Wilmington Pike	135.00CO
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRESS) Dayton, Ohio 45459	06DU 82330
(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, Commerce Trading Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hal C. Dennison, III and Heidi L. Bihun, both unmarried, as joint tenants with rights 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:

Being Lot No. 135 on the Revised Plan of Copperfield, of record in Plat Book 6900, pages 555 - 559, 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 Commerce Trading Corporation by deed from Homes by Heritage, Inc. of record in Book 8310, page 706, Register's Office, Davidson County, Tennessee.

Subject to Declaration of restrictive covenants of record in Book 6779, page 296, rerecorded in Book 6783, page 973, amended and superceded in Book 7071, page 482, and First Amendment of record in Book 7208, page 889, said Register's Office.

This conveyance is subject to any and all existing easements of record.

19214

STATE TAX EXEMPT

JUN 4 10 23 AM '91

0311 06/04 0101 03CHECK 528.40

REGISTER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

(Unimproved) (Improved) This is improved property known as xx 607 Copperfield Court, Brentwood, TN 37027
(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 unincumbered, 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 and seal, this 31st day of May, 91

Commerce Trading Corporation
By:
Al Babich, Vice 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 Al Babich, ~~xx~~ _____ with whom I am personally acquainted and who upon ~~(xxxxxxxxxxxx~~ his oath ~~acknowledged (xxxxxx~~ himself ~~)~~ to be the ~~xx~~ SR. Vice President, ~~xx~~ _____ respectively of the Commerce Trading Corporation, the within named bargainor, and corporation, and that ~~(xxx~~ he ~~)~~ as such SR. Vice President, ~~xx~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Al Babich as such SR. Vice President ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of May 19 91

My commission expires ~~xxxxxx~~ 3/3/92

Notary Public

SUSAN MICHAEL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Commerce Trading Corporation

TO

Hal C. Dennison, III and Heidi L. Bihun, both 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
158000.00
CON TX 521.40
PRFEE 1.00
WDEED 6.00
TOTAL 528.40
CHECK 528.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/04/91 01 10:26 0001 0311

19214

IDENTIFICATION

JUN 4 10 23 AM '91

No. 427393