PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30828)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 95,000.00

Affiant

Sworn and subscribed before me this 30th day of May, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Ted R. Rayburn
3414 Springbrook Drive
Nashville, Tn 37204

MORTGAGEE:
First Republic Mortgage Corporation
6012 Wilmington Pike
Dayton, OH 45459

MAP-PARCEL NUMBERS
16DA 14190, 118-10-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Koomen and Jacob Koomen, Jr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ted R. Rayburn and spouse, Kimberly Rayburn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 74 on the plan of Pleasant Valley, of record in Plan Book 1424, page 63, Register's Office for said County.

SAID Lot No. 74 fronts 75 feet on the easterly margin of Springbrook Drive and extends back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to John C. Koomen and Jacob Koomen, Jr. by deed from Robert Keeble Lively and wife, Jan K. Lively of record in Book 5451, page 395, Register s Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Jacob Koomen, Jr. by John C. Koomen as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

19340

JUN 4 1 06 PM '91

This is improved property, known as: 3414 Springbrook Drive, Nashville, Tn 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 1991.

John C. Koomen

Jacob Koomen, Jr., By: John C. Koomen, Attorney In Fact

State of Tennessee
County of Davidson

On this 30th day of May, 1991, before me the undersigned authority, personally appeared John C. Koomen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires: 9/24/92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 **John C. Koomen**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jacob Koomen, Jr.**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 199[illegible].

PERCY WIL[illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: John C. Koomen and Jacob Koomen, Jr.

TO: Ted R. Rayburn and Kimberly Rayburn

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

John C. Koomen, Affiant

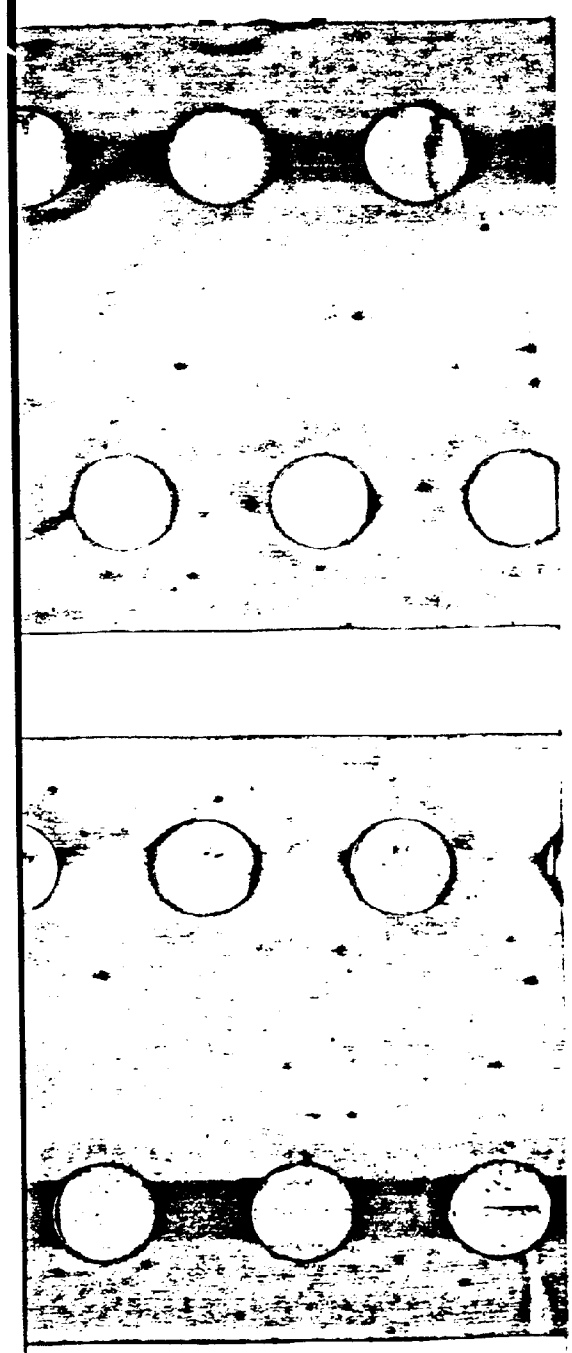
Sworn to and subscribed before me this

30th day of May, 1991.

Notary Public

My Commission Expires:_____

0439 06/04 0101 03CHECK 320-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8365 PAGE 974

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	95000.00
CONV TX	313.50
PRFEE	1.00
WDEED	6.00
TOTAL	320.50
CHECK	320.50

06/04/91 01 13:10 0001 0439

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IDENTIFICATION

JUN 4 1 06 PM '91

No. 427519