BOOK 8389 PAGE 214 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00
Betty J. Claxton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 91

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail

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	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Betty J. Claxton (NAME)	First Republic Mortgage (NAME)	104-15-0 115.00
2511 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	24W 09775
Nashville, TN 37212 (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, Estate of Anna Louise Barrett Colorigh by Sister Mary Leonard Colorigh, Executrix and Sole Devisee HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty J. Claxton, 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:

LAND in Davidson County, Tennessee, being part of Lot No. 25 on the plan of Sunset Park of record in Plan Book 332, page 132, Register's Office for said County.

SAID Lot No. 25 fronts 51 feet on the southerly margin of Sunset Place and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Mary Louise Colorigh by deed from Mary Agnes Marchand and Marian Fogarty Mongold of record in Book 4704, page 966, Register's Office, Davidson County, Tennessee. The said Mary Louise Colorigh having since died testate, Will Book 166, page 364, Docket No. 92360, Probate Court, Davidson County, Tennessee, naming Louise Barrett Colorigh as Executrix and Sole Devisee. The said Louise Barrett Colorigh, also known as Anna Louise Barrett Colorigh, having since died testate, Will Book 174, page 772, Docket No. 97146, Probate Court, Davidson County, Tennessee, naming her daughter, Sister Mary Leonard Colorigh as Executrix and Sole Devisee.

7992 07/02 0101 03CHECK 340.00

2 7 6 4 7

STATE TAX REFERENCE

Jul 2 9 55 AM '91

unimproved ( )
This is improved (XX) property, known as 2511 Sunset Place, Nashville, TN 37212
(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 28th day of June 19 91

Estate of Anna Louise Barrett Colorigh
By: Sister Mary Leonard Colorigh
Sister Mary Leonard Colorigh, Executrix & Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8389 PAGE 215

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Estate of Anna Louise Barrett Colorigh by Sister Mary Leonard Colorigh, Executrix and Devisee

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 28th day of June, 19 91

Commission expires _____

Notary Public

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

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

Estate of Anna Louise Barrett

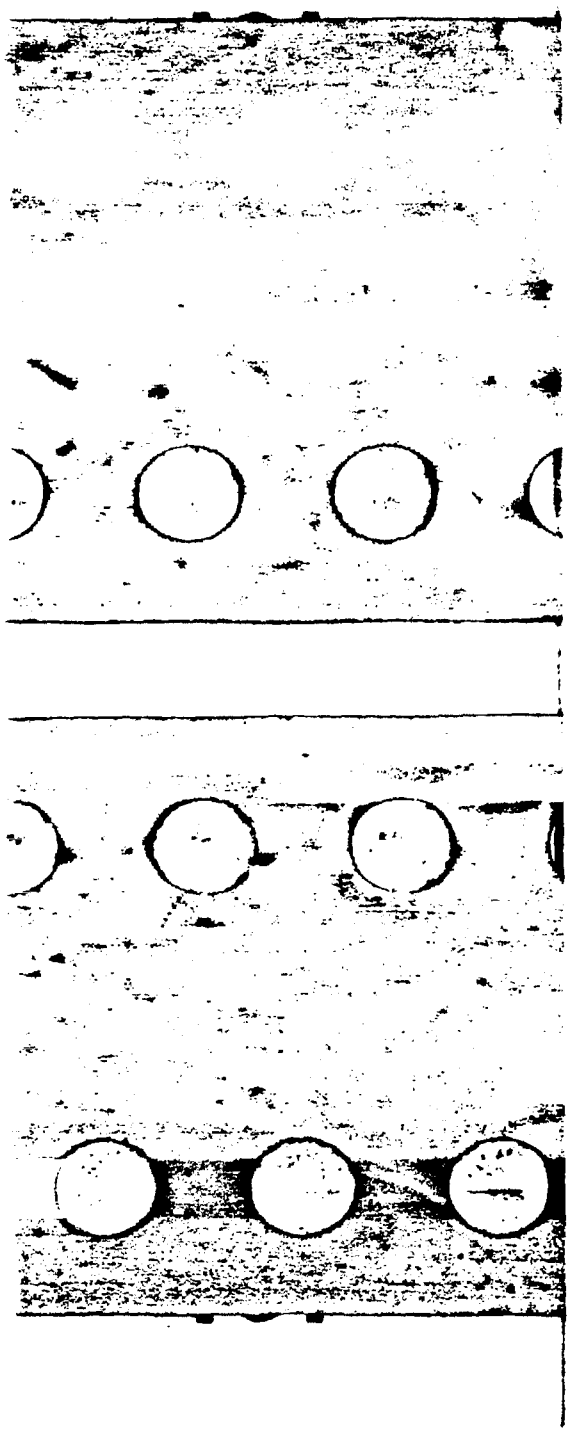
TO

Betty J. Claxton, 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 _____

BOOK 8389 PAGE 216

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	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	340.00
			CHECK	340.00
07/02/91	01	09:56	0001	7992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27647

IDENTIFICATION

JUL 2 9 55 AM '91

No. 437058