HC

BOOK 8401 PAGE 824

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Robert A. Smith
Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Robert A. Smith	First Republic Mortgage	146-16-0 040.00
(NAME)	(NAME)	
484 Brentlawn Drive	6012 Wilmington Pike	06DU 36480
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220	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 William H. Leyva and wife, Jane K. Leyva

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Smith and wife, Cynthia T. Smith

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. 91 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for said County.

SAID Lot No. 91 fronts 101.0 feet on the northerly margin of Brentlawn Drive, formerly Brentlawn Road, and extends back 149.6 feet on the easterly line and 153.0 feet on the westerly line to a dead line in the rear, measuring 108.0 feet thereon.

Being the same property conveyed to William H. Leyva and wife, Jane K. Leyva by deed from Everett Wettig and wife, Magdalene Wettig of record in Book 7208, page 414, Register's Office for Davidson County, Tennessee.

32289

IDENTIFICATION

Jul 22 8 38 AM '91

This is unimproved ( ) improved (XXX) property, known as 484 Brentlawn Drive (House Number) (Street) Nashville, TN 37220 (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 our hand s this 15th day of July, 19 91

William H. Leyva

Jane K. Leyva

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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 William H. Leyva and wife, Jane K. Leyva

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and seal at office in Nashville, Tennessee, this 15th day of July, 19 91

Commission expires _____

STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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

William H. Leyva and wife,

Jane K. Leyva

TO

Robert A. Smith and wife,

Cynthia T. Smith

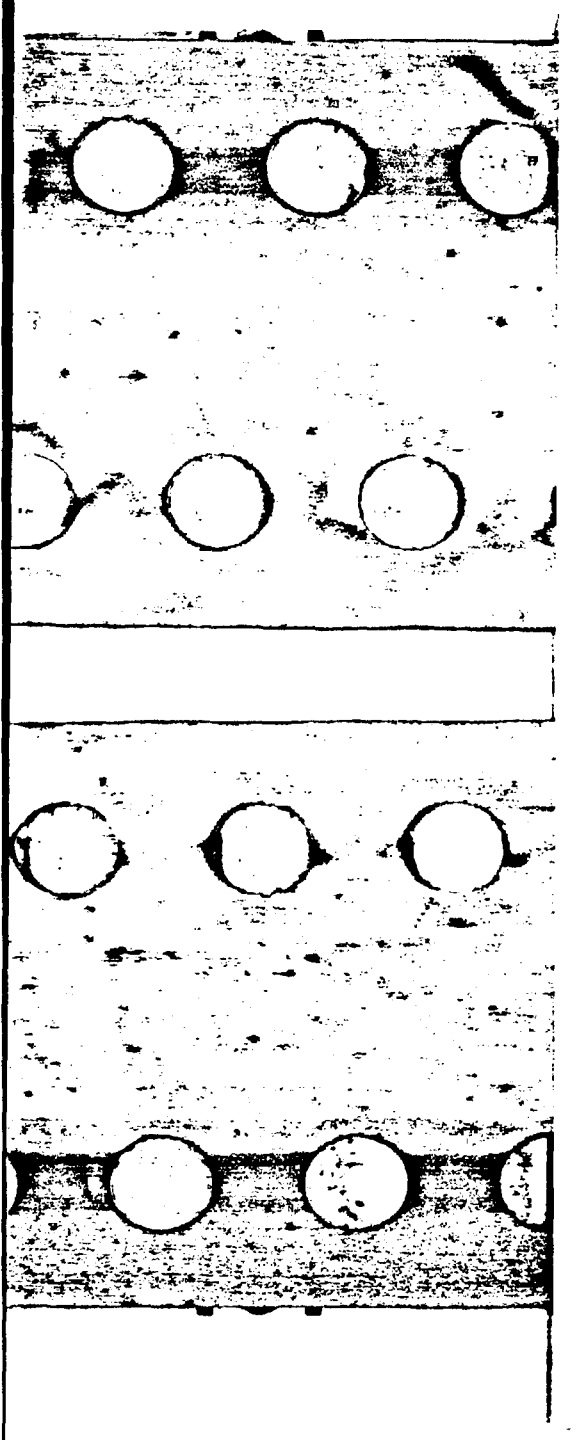
RETURN TO:

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

[redacted]

343.70 3561 07/22 0101 03CHECK

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 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 6.00
TOTAL 343.70
CHECK 343.70

07/22/91 01 08:39 0001 3361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

322289

IDENTIFICATION

JUL 22 8 30 AM '91

No. 442348