FORM No. WD-1

BOOK 8545 PAGE 158

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 92

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 670 - NASHVILLE, TN 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph A. Lentz, Jr. (NAME)	First Republic Mortgage (NAME)	181-00-0 146.00
6179 Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	5D 23568
Antioch, TN 37013 (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, Ray C. Hall and wife, Jackie S. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph A. Lentz, Jr. and wife, Karin N. Lentz

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 the 5th Civil District of Davidson County, Tennessee, and being described as Tract No. 2 on a survey by John B. Rainey, Surveyor No. 823, dated August 14, 1978, known as Job No. 78-123, and described as follows:

Beginning at an iron pin set on the westerly margin of Pettus Road, said point of beginning being North 33 deg. 28' 41" East 150.0 feet as measured northwardly along the westerly margin of said road from the northerly line of the Elmo Murray Potts property of record in Book 4037, page 359, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road North 69 deg. 19' 40" West 630.68 feet to an iron pin; thence South 55 deg. 52' 09" West 528.46 feet to an iron pin; thence South 3 deg. 59' 11" West 275.00 feet to an iron pin; thence North 86 deg. 00' 50" West 200.00 feet to an iron pin; thence North 3 deg. 59' 10" East 353.00 feet to an iron pin; thence North 62 deg. 02' 18" East 687.35 feet to an iron pin; thence South 72 deg. 51' 40" East 729.64 feet to an iron pin on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33 deg. 28' 41" West 150.00 feet to the point of beginning, containing 5.41 acres, more or less.

Being the same property conveyed to Ray C. Hall by deed from Paul D. Williams and wife, Karen L. Williams of record in Book 7914, page 383, Register's Office, Davidson County, Tennessee.

**

Subject to restrictions contained in deed of record in Book 5362, page 37, said Register's Office.

The property herein conveyed is exactly the same as described in the previous deed of record in Book 7914, page 383, said Register's Office.

unimproved ( ) property, known as 6179 Pettus Road, Antioch, TN 37013
This is improved (XX)
(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 our hand s this 31st day of January, 19 92

Ray C. Hall

Jackie S. Hall

**Jackie S. Hall herein joins to convey any and all right and interest she may have, especially her marital rights.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray C. Hall and wife, Jackie S. Hall

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 official seal at Nashville, Tennessee, this 31st day of January 19 92

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 (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) 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

9019 02/06 0101 03CHECK 515.75

WARRANTY DEED

FROM

Ray C. Hall

Joseph A. Lentz, Jr. and wife, Karin TO N. Lentz

RETURN TO:

Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

82273

IDENTIFICATION REFERENCE



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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				137500.00
			CON TX	508.75
			PRFEE	1.00
			WDEED	6.00
			TOTAL	515.75
			CHECK	515.75
02/06/92	01		14:15 0001	9019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82273

IDENTIFT REFERENCE

FEB 6 2 19 PM '92

DAVIDSON COUNTY, TN

No. 499623