BOX 7

BOOK 8566 PAGE 646

File 29694

FORM NO. WD-1 REV. 10-86

SPECIAL WARRANTY DEED

TEXAS
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ DALLAS }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Lomas Mortgage USA, Inc.
BY: Affiant Patrick L. Dennis, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 92.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Kenneth R. Culliss (NAME)	First Republic Mortgage Company (NAME)	136-14/161
720-726 Holder Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Lomas Mortgage USA, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Culliss and wife, Thelma C. Culliss

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 Lots Nos. 5A, 5B, 6A & 6B, Zone Lot Division of Lots 3-6, Harbor Gate, Section 1, as of record in Book 6200, Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lomas Mortgage USA, Inc. by deed from Charles Child, Substitute Trustee of record in Book 8071, Page 668, Register's Office for Davidson County, Tennessee.

8961.7.

IDENTIFICATION REFERENCE

MAR 5 8 09 AM '92

CECIL Z. WILSON JR. REG. STEA.
DAVIDSON COUNTY, TN

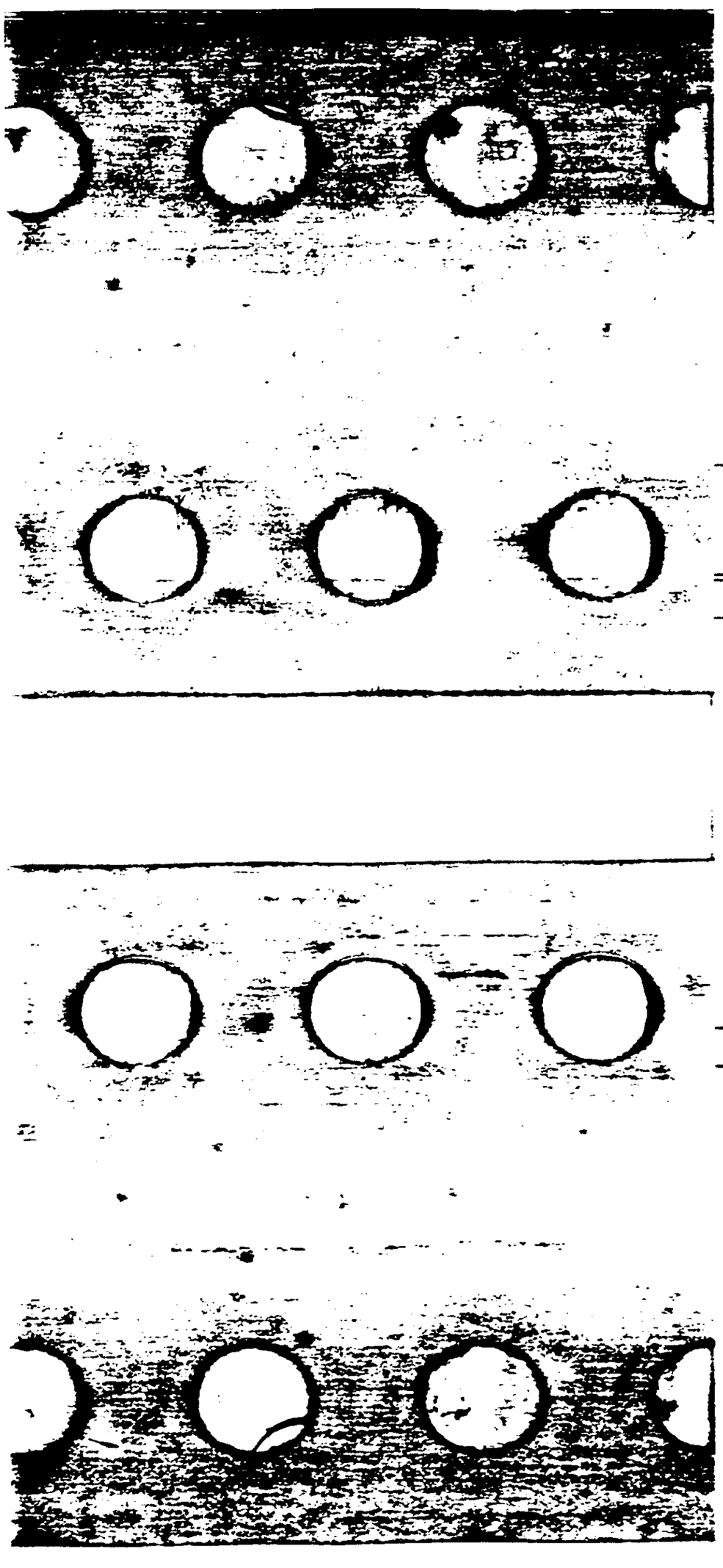
unimproved ( )
This is improved (XX) property, known as 720, 722, 724, 726 Holder Drive Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Whenever used, the singular number shall include the plural, the plural~~ claiming by, through, and under the grantor, but not further or otherwise

Witness its hand this 19th day of February, 19 92

LOMAS MORTGAGE USA, INC.
BY:
Patrick L. Dennis
Vice President

ATTEST: Carol Battle
Carol Battle
Assistant Secretary



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8566 PAGE 648

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 6.00
TOTAL 395.50
CHECK 395.50

03/05/92 01 08:09 0001 3304

8.9.6 I.T.

IDENTIFICATION REFERENCE

MAR 5 8 09 AM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 507782

BOOK 8566 PAGE 649

89618

BOX 7

IDENTIFICATION REFERENCE

MAR 5 8 09 AM '92

[illegible] Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

[Space Above This Line For Recording Data]

29694

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on February 21, 1992. The grantor is Kenneth R. Culliss and wife, Thelma C. Culliss ("Borrower"). The trustee is Alan L. Saturn, a resident of Davidson County, TN. ("Trustee"). The beneficiary is FIRST REPUBLIC MORTGAGE CORPORATION, which is organized and existing under the laws of the State of OHIO, and whose address is 6012 Wilmington Pike, Dayton, Ohio 45459 ("Lender"). Borrower owes Lender the principal sum of SIXTY THREE THOUSAND FIVE HUNDRED AND NO/100---------- Dollars (U.S.$ 63,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on March 1, 2022. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot 5A, 5B, 6A, & 6B, Zone Lot Division of Lots 3-6, Harbor Gate, Section 1, as of record in Book 6200, Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.

which has the address of 720-726 Holder Drive [Street], Nashville [City], Tennessee 37217 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.