BOOK 8591 PAGE 239

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Judith E. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 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 NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Judith E. Smith (NAME)	First Republic Mortgage (NAME)	117-12-48
1421 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	16DA 06045
Nashville, TN 37215 (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, Holly Robinett Andrews (formerly Holly Ann Robinett) and husband, Robert Andrews HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith E. Smith and Sidney A. Anderson, as joint tenants with the right of survivorship 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. 23 on the Plan of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for said County.

SAID Lot No. 23 fronts 70 feet on the southerly side of Clifton Avenue and runs back 218 feet on the easterly line and 227.4 feet on the westerly line to a dead line, measuring 70.7 feet thereon.

Being the same property conveyed to Holly Ann Robinett and husband, Jay T. Stritthold by deed from Patrick J. Poe and wife, Patricia F. Poe of record in Book 6888, page 428, Register's Office, Davidson County, Tennessee. The said Holly Ann Robinett and Jay T. Stritthold have since divorced. Jay T. Stritthold quitclaimed his interest to Holly Ann Robinett by quitclaim deed of record in Book 7461, page 151, Register's Office for Davidson County, Tennessee.

Robert Andrews herein joins to convey any and all right and interest he may have; especially his marital rights.

98037

IDENTIFICATION REFERENCE

APR 2 6 59 PM '92

DAVIDSON COUNTY, TN

MAIL ENV.

This is improved (XX) unimproved ( ) property, known as 1421 Clifton Lane, Nashville, TN 37215 (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~~ our hand s this 31st day of March, 19 92

Holly Robinett Andrews

Robert Andrews

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Holly Robinett Andrews and husband, Robert Andrews, a Notary Public in and for said County and State, the within named

the bargainor S, with whom I am personally acquainted, and who acknowledged that she they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March

Commission expires

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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) (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
Holly Robinett Andrews and husband,
Robert Andrews

TO
Judith E. Smith and Sidney A. Anderson, as joint tenants with the right of survivorship

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

STEVEN G. WATERS
Attorney at Law

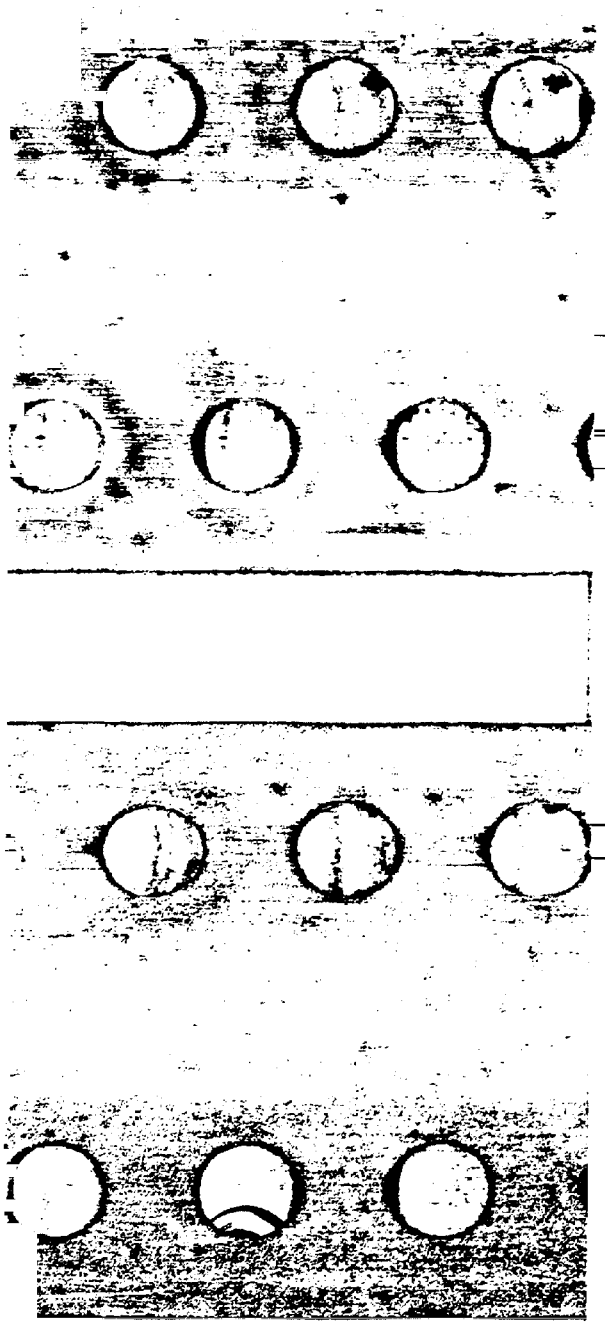
6380 04/02 0101 03CHECK 469.50

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 6.00
TOTAL 469.50
CHECK 469.50

04/02/92 01 08:59 0001 6380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98037

IDENTIFT REFERENCE

APR 2 8 59 AM '92

DAVIDSON COUNTY, TN

No. 517282