FORM No. WD-1

BOOK 8614 PAGE 107

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Judy A. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 92

Notary Public

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

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

mail

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
Judy A. Powell	First Republic Mortgage	026-07-0
(NAME)	(NAME)	
124 Newcastle Court	6012 Wilmington Pike	164.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Dayton, Ohio 45459	GO 20756
(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, Janet W. Byrum, now known as Janet Byrum Nathanson, joined by her husband, Michael E. Nathanson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judy A. Powell, 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:

Being Lot No. 242 on the Plan of Windsor Green, Phase II, Section 1, as of record in Plat Book 6250, page 988, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janet W. Byrum, unmarried, by deed from Phillips Builders, Inc. of record in Book 7398, page 208, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 929, and By-Laws of record in Book 6406, page 942, said Register's Office.

Michael E. Nathanson herein joins to convey any and all right and interest he may have; especially his marital rights.

Janet Byrum Nathanson executed this instrument on behalf of Michael E. Nathanson pursuant to a Power of Attorney which is being placed of record currently herewith.

061 51 IDENTIF. REFERENCE

APR 30 1 54 PM '92 DAVIDSON COUNTY TN.

5589 04/30 0101 03CHECK 347.40

This is improved (XX) unimproved ( ) property, known as 124 Newcastle Court, Goodlettsville, TN 37072
(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 April, 19 92

Janet Byrum Nathanson

Janet Byrum Nathanson

Michael E. Nathanson
By: Janet Byrum Nathanson
Janet Byrum Nathanson, Attorney in Fact

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 Janet Byrum Nathanson

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 Goodlettsville Nashville, Tennessee, this 28th day of April 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) (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

Janet Byrum Nathanson

TO

Judy A. Powell, unmarried

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in the for said County and State, the within named Janet Byrum Nathanson, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Michael E. Nathanson as his Attorney in Fact as the free act and deed of the within named Michael E. Nathanson.

Witness my hand and official seal at Goodlettsville, TN, this 28th day of April, 1992.

Notary Public

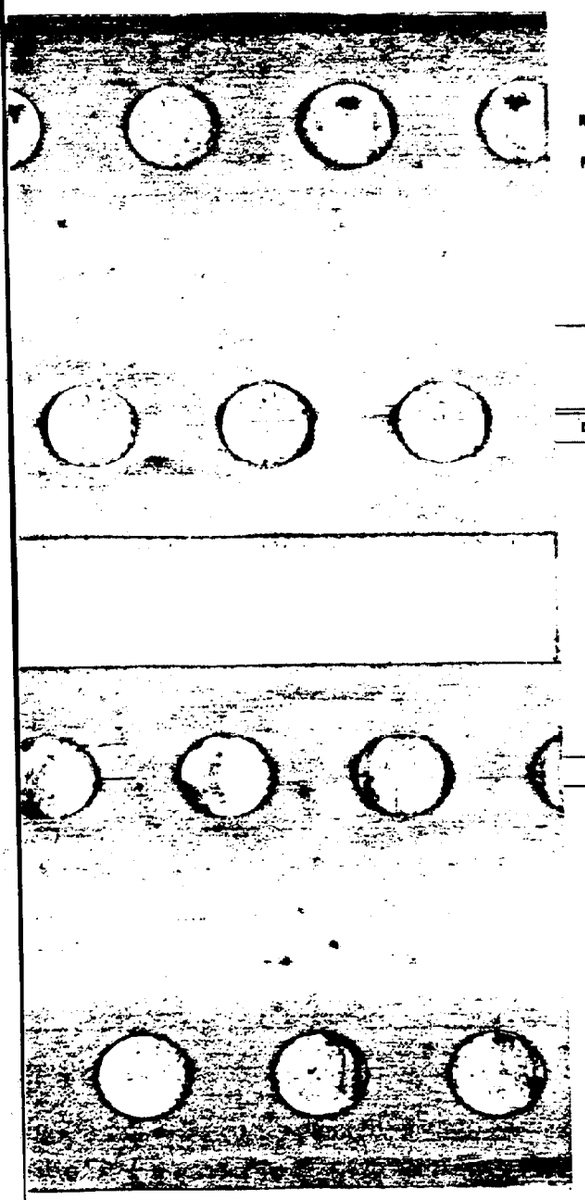
My Commission Expires Nov. 21, 1992

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8614 PAGE 169

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 6.00
TOTAL 347.40
CHECK 347.40

04/30/92 01 13:52 0001 5589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06151

IDENTIF. REFERENCE

APR 30 1 54 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 526366