BOOK 8621 PAGE 783

FORM NS-WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 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

Mail

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	NAME AND ADDRESS SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert Breeding (NAME)	First Republic Mortgage (NAME)	161-10-10.00
614 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	6DU 74084
Nashville, TN 37211 (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, James D. Craig and wife, Nancy E. Craig

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Breeding and wife, Brenda Breeding

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. 68 on the Plan of Huntington Park Subdivision, Section 1, of record in Book 4175, Page 10, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James D. Craig and wife, Nancy E. Craig by deed from Gerald K. Willis and wife, Betty L. Willis of record in Book 7899, page 287, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4225, page 778, said Register's Office.

Subject to any and all existing easements of record.

0863.1

IDENTIFICATION

MAY 8 9 47 AM '92

FELIX Z. WILLIAMS REGISTER DAVIDSON COUNTY

4852 05/08 0101 03CHECK 233.44

unimproved ( ) This is improved (XX) property, known as 614 Huntington Parkway, Nashville, TN 37211
(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 1st day of May, 19 92

James D. Craig

James D. Craig

Nancy E. Craig

Nancy E. Craig

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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 James D. Craig and wife, Nancy E. Craig

the bargainor S, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6 day of May 92

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

James D. Craig and wife, Nancy E. Craig

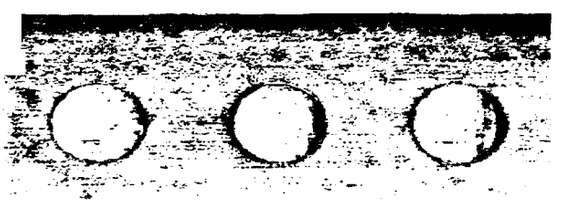
TO

Robert Breeding and wife, Brenda Breeding

RETURN TO:

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

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 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 61200.00
CON TX 226.44
PRFEE 1.00
WDEED 6.00
TOTAL 233.44
CHECK 233.44

05/08/92 01 09:48 0001 4852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0863.1.

IDENTIFICATION REFERENCE

MAY 8 9 47 AM '92

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

No. 529099