STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Catherine F. Smith
Affiant

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

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires Nov. 21, 1992

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Catherine F. Smith (NAME)	First Republic Mortgage Corporation (NAME)	Map 86-4-0-A
208 Oak Hollow Circle (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	38CO
Hermitage, TN 37076 (CITY) (STATE) (P O ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	04D92402

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, Frank Batson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine F. Smith, 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. 12 on the plan of Oakcrest, Phase 1-B, of record in Plat Book 6200, page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Batson Homes, Inc. by deed from Zaring Homes, Inc., Trustee, of record in Book 8562, page 153, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7308, page 874, Register's Office for said County.

This conveyance is subject to a Sewer Easement of record in Book 7233, page 802, said Register's Office.

12887

IDENTIF. TREFERENCE

MAY 26 9 41 AM '92

FELIX E. MORRISON REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (XX) property, known as 208 (House Number) Oak Hollow Circle; (Street) (P.O. Address) Hermitage, TN 37076 (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 heir 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 covey 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 19th day of May, 19 92

FRANK BATSON HOMES, INC.

By: Frank C. Batson

Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF

BOOK 8633 PAGE 56

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidenc

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted/and who upon his oath (or proved to me on the basis of satisfactory evidence) acknowledged himself to be the President and _____ respectively of the Frank Batson Homes, Inc. the within named bargainor, and corporation, and that (he) as such President 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 Frank C. Batson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee, on this the 19th day of May 19 92

My commission expires 3-25-95

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Frank Batson Homes, Inc.

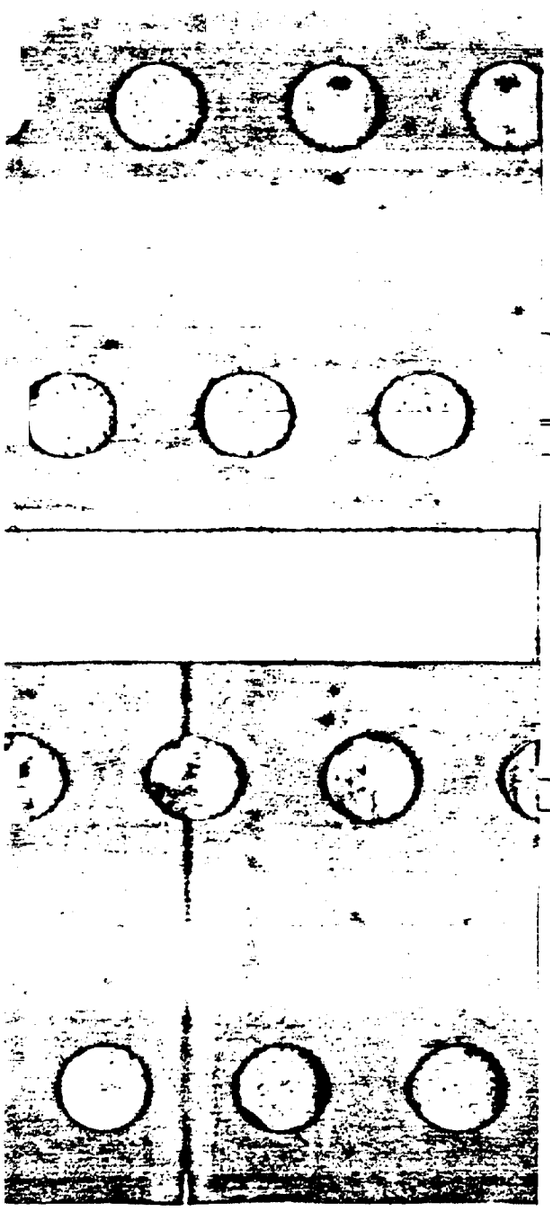
TO
Catherine F. Smith

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

9715 05/26 0101 03CHECK 480.60

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



RECEIVED OF _____

FOR _____

BOOK 8633 PAGE 57

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	128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	480.60
			CHECK	480.60
05/26/92	01		09:40 0001	9715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12887

IDENTIF. REFERENCE

MAY 26 9 41 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 533874