FORM No. WD-1

BOOK 8678 PAGE 965

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 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	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul A. SanNicolas (NAME)	First Republic Mortgage (NAME)	85-9
3108 Knobview Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	8
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	3DZ 66644

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, Lynn Hart Bain (formerly Lynn R. Hart) and husband, Norman E. Bain, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul A. SanNicolas and Laura D. Johnson, both unmarried, as joint tenants with 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. 111 on the Plan of Knob Section, Lincoya Hills, as of record in Book 2331, page 6, Register's Office for said County.

SAID Lot No. 111 fronts 124.06 feet on the east side of Knobview Drive and runs back between lines, 284.3 feet on the north line and 170 feet on the south line to a dead line in the rear on which it measures 172.3 feet.

Being the same property conveyed to Lynn R. Hart by deed from Edward F. Miller and wife, Doris Ann Miller of record in Book 7879, page 275, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2333, page 87, said Register's Office.

Norman E. Bain, Jr. herein joins to convey any and all right and interest he may have; especially his marital rights.

Lynn R. Hart and Lynn Hart Bain being one and the same person.

This is unimproved ( ) / improved (XX) property, known as 3108 Knobview Drive, Nashville, TN 37214
(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 16th day of July, 19 92

Lynn Hart Bain

Norman E. Bain, Jr.

BOOK 8673 PAGE 966

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 Lynn Hart Bain and husband, Norman E. Bain, Jr.

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 16th day of July, 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 (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of 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

Lynn Hart Bain and husband,

Norman E. Bain, Jr.

TO

Paul A. SanNicolas and Laura D. Johnson, both unmarried

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

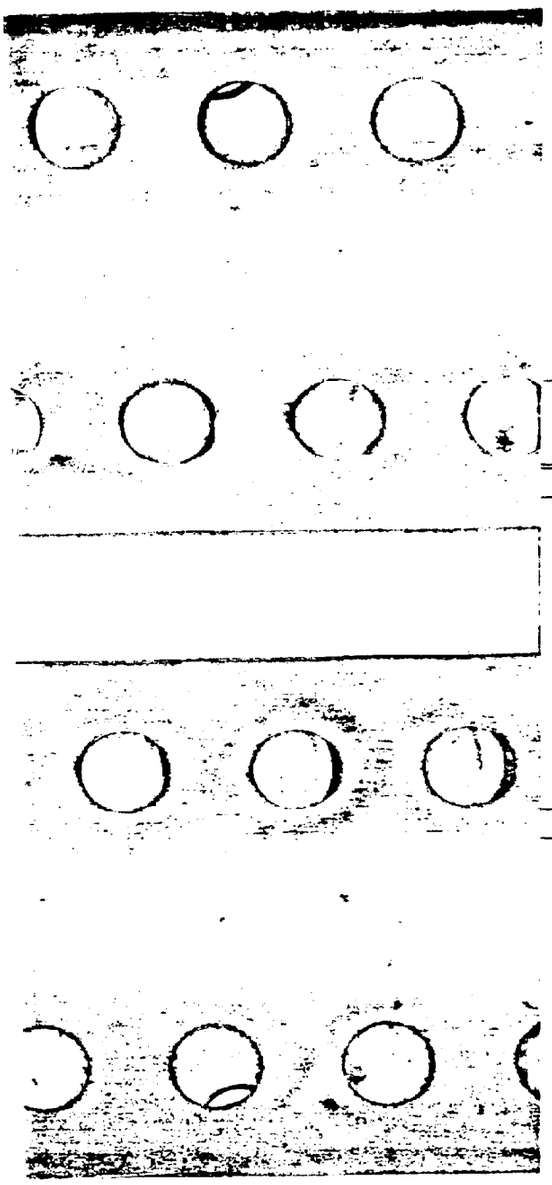
28708

IDENTIF. REFERENCE

JUL 20 9 25 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5833 07/20 0101 CHECK 349.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8678 PAGE 967

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 92000.00
				CON TX 340.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 349.40
				CHECK 349.40

07/20/92 01 09:26 0001 6836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28708

IDENTIF. REFERENCE

JUL 20 9 25 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551559