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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Valerie Sherkat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Darren E. Sherkat	First Republic Mortgage	117-08-0 109.00
(NAME)	(NAME)	
2916 Oakland Avenue	6012 Wilmington Pike	24W 01460
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Dayton, Ohio 45459	
(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, Larry J. Griffin and wife, Peggy A. Thoits

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren E. Sherkat and wife, Valerie Sherkat

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 the northerly part of Lot No. 16 and the southerly part of Lot No. 17 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin in the easterly margin of Oakland Avenue, said iron pin being located 50 feet northerly from the common corner of Lots Nos. 16 and 17, being the southwest corner of the property conveyed to Jesse D. Roberts and wife, et al, in Book 1371, page 25, Register's Office for Davidson County, Tennessee; thence easterly with the boundary of said Roberts' land, 172 feet, to an iron pin in the westerly margin of a 15 foot alley, being the southeast corner of said Roberts' land and 91.26 feet northerly from an iron pin located at the northwesterly intersection of said alley with Primrose Avenue; thence southerly with the margin of said alley, 45.63 feet, to a point, being the northeast corner of a lot conveyed to Frank J. Hostettler, Jr., and wife, of record in Book 4235, page 950, Register's Office for Davidson County, Tennessee; thence with the boundary of said Hostettler lot, westerly 174 feet, to a point in the easterly margin of Oakland Avenue, being the northwest corner of the said Hostettler lot and the common corner of Lots Nos. 16 and 17; thence northerly with the margin of Oakland Avenue, 50 feet, to the beginning.

Being the same property conveyed to Larry J. Griffin and wife, Peggy A. Thoits by deed from Robert Jamison and wife, Lisa Jamison of record in Book 8141, page 49, Register's Office, Davidson County, Tennessee.

Joint Driveway Agreement of record in Book 2929, page 18, said Register's Office.

unimproved ( ) improved (X) property, known as 2916 Oakland Avenue, Nashville, TN 37212
(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 hands this 31st day of July, 19 92

Larry J. Griffin

Peggy A. Thoits

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 Larry J. Griffin and wife, Peggy A. Thoits

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 19 92

Commission expires _____

STATE OF TENNESSEE NOTARY PUBLIC

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 / himself / themselves) acknowledged (he / they) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

Larry J. Griffin and wife, Peggy A. Thoits

TO

Darren E. Sherkat and wife, Valerie Sherkat

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

34168

IDENTIF. REFERENCE

AUG 5 8 48 AM '92

FELIX [illegible]
DAVIDSON COUNTY TN.

7704 08/05 0101 03CHECK 388.25

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
WC 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	102500.00
			CON TX	379.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	388.25
08/05/92	01	08:49 0001	CHECK	388.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34168

IDENTIF. TREFERENCE

AUG 5 8 48 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 557524