FORM No. WD-1

BOOK 8699 PAGE 917

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Alan Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 1992

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 AND ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Mays (NAME)	First Republic Mortgage (NAME)	101 120.00
7060 River Road (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	8D 10675
Nashville, TN 37209 (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, Tandy Ladd and wife, Paula Ladd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan Mays and Ruth Arola, 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 the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the southerly right-of-way of River Road, the same being the northeast corner of the Gerald D. Russell property; thence along the right-of-way of said road S 71 deg. 04' 31" E 62.18 feet to an iron pin; thence continuing S 68 deg. 36' 13" E 157.59 feet to an iron pin; thence S 07 deg. 16' 15" W 571.98 feet to an iron pin; thence N 81 deg. 43' 40" W 106.00 feet to an iron pin; thence N 50 deg. 38' 57" W 127.15 feet to an iron pin; thence N 07 deg. 16' 15" E 160.08 feet to an iron pin; thence N 07 deg. 16' 15" E 394.07 feet to the point of beginning, containing 2.99 acres, more or less, according to a survey of Randolph L. Chapdelaine on 12/6/85.

Being the same property conveyed to Tandy Ladd and wife, Paula Ladd by deed from Howard C. Duke of record in Book 7604, page 232, Register's Office, Davidson County, Tennessee.

3 6 0 3 3

IDENTIFICATION REFERENCE

AUG 12 11 03 AM '92

JOHN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9823 08/12 0101 03CHECK 293.90

This is unimproved ( ) improved (XX) property, known as 7060 River Road, Nashville, TN 37209
(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 7th day of August 19 92

Tandy Ladd

Paula Ladd

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8699 PAGE 918

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tandy Ladd and wife, Paula Ladd

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 7th day of August 19 92

Commission expires

My Commission Expires Nov. 21, 1992

Notary Public

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
Tandy Ladd and wife, Paula Ladd

TO
Alan Mays and Ruth Arola, both unmarried

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 _____

BOOK 8699 PAGE 919

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

08/12/92 01 11:05 0001 9823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 0 3 3

IDENTIFICATION REFERENCE

AUG 12 11 03 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 559610