FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Barry R. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 92

Mignon Smelser
Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 22, 1993
(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Barry R. Richards (NAME)	First Republic Mortgage (NAME)	73-13 46
2402 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	15DA 34955
Nashville, TN 37206 (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, J. B. Mangrum and wife, Deborah F. Mangrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry R. Richards and wife, Rebecca Richards

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. 54 on the Plan of Dugger Heights, Section I, as of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 110 feet on the southerly margin of Porter Road and extends back 180.7 feet on the easterly line and 180 feet on the westerly line to a line in the rear measuring 94.9 feet thereon.

Being the same property conveyed to J. B. Mangrum and wife, Deborah F. Mangrum by deed from David L. Rich and wife, Linda S. Rich of record in Book 5295, page 130, Register's Office, Davidson County, Tennessee.

4208.3

IDENTIFICATION REFERENCE

SEP 2 10 17 AM '92

JOE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) property, known as 2402 Porter Road, Nashville, TN 37206
This is improved (XX) (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 September, 19 92

J. B. Mangrum

Deborah F. Mangrum

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 J. B. Mangrum and wife, Deborah F. Mangrum

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 1st day of September, 19 92

Commission expires _____

NIGEON S. MEEKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires May 22, 1993

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

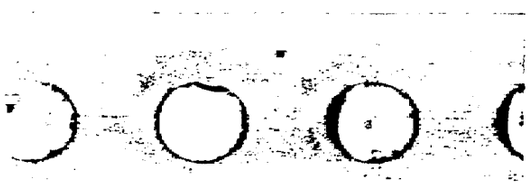
FROM
J. B. Mangrum and wife, Deborah F. Mangrum

TO
Barry R. Richards and wife, Rebecca Richards

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

STEVEN G. WATERS
Attorney at Law

2582 09/02 0101 03CHECK 229.15

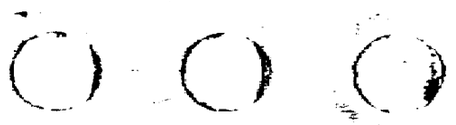


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

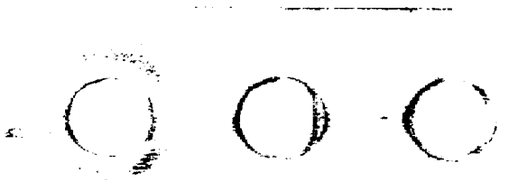
FOR _____

BOOK 8718 PAGE 995



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 59500.00
				CON TX 220.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 229.15
				CHECK 229.15
			09/02/92 01	10:18 0001 2582



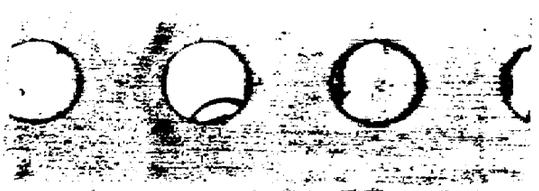
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42083

IDENTIFICATION REFERENCE

SEP 2 11 17 AM '92

DAVIDSON COUNTY, TN



No. 566275