FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Michael M. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 1992.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael M. James (NAME)	First Republic Mortgage Corp. (NAME)	133-14-60
4828 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Dayton, OH 45459 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Anthony Dale Rainey and wife, Kim Carpenter Rainey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael M. James, 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Elysian Park Subdivision of record in Book 2331, Page 32, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Dale Rainey and wife, Kim Carpenter Rainey, as tenants by the entirety, by deed from Floyd A. Ramsey, Jr. and wife, Susan E. Ramsey of record in Book 6978, Page 847, said Register's Office.

Karl S. Davidson executed this instrument on behalf of Anthony Dale Rainey and wife, Kim Carpenter Rainey pursuant to a Power of Attorney which is being placed of record currently herewith.

5666.7.

IDENTIFICATION REFERENCE

Oct 21 8 38 AM '92

CECIL Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

2745 10/21 0101 03CHECK 286.50

unimproved ( )
This is improved (X) property, known as 4828 Lynn Drive (House Number) (Street) Nashville, TN 37211 (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 16th day of October, 1992

Anthony Dale Rainey
ANTHONY DALE RAINEY
by Karl S. Davidson, Attorney in Fact.
by Karl S. Davidson his Attorney in Fact

Kim Carpenter Rainey
KIM CARPENTER RAINEY
by Karl S. Davidson, Attorney-in-Fact
by Karl S. Davidson her Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 8762 PAGE 814

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Dale Rainey

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

On this 16th day of October, 19 92, personally appeared before me, Karl S. Davidson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Anthony Dale Rainey and wife, Kim Carpenter Rainey and is authorized by them to execute this instrument on their behalf, as their free act and deed.

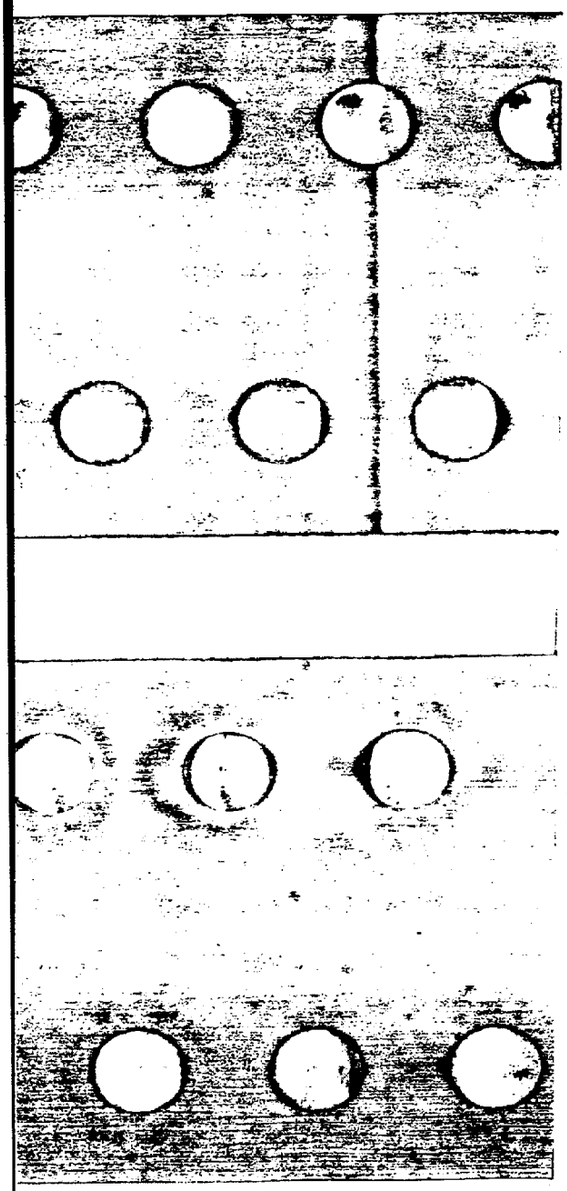
Witness my hand, at office, this 16th day of October, 19 92.

_____
Notary Public

My commission expires: _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8762 PAGE 815

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

10/21/92 01 08:39 0001 2745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 6 6 7.

IDENTIFI REFERENCE!

OCT 21 8 39 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582205