BOX 7

BOOK 8763 PAGE 645

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 19 92

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #30621

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Hinton (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 104-15
2603 Sunset Place (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 113
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	24W 9785

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, Anthony S. Ragonese and wife, Mary Louise Ragonese

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Hinton and wife, Mary C. Hinton

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 easterly half of Lot No. 24 on the Plan of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said Portion of Lot 24 fronts 50 feet on the southerly side of Sunset Place and extends back 160.5 feet to a rear line measuring 50 feet thereon.

BEING the same property conveyed to Anthony S. Ragonese and wife, Mary Louise Ragonese by deed from James D. Jones and wife Ronette L. Jones of record in Book 8476, Page 814, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

5 6 9 7 1

IDENTIFICATION REFERENCE

OCT 21 4 08 PM '92

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2603 Sunset Place, 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 hand s this 16th day of October 19 92

Anthony S. Ragonese

Mary Louise Ragonese

BOOK 8763 PAGE 646

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 Anthony S. Ragonese and wife, Mary Louise Ragonese

the bargainor $, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 16th day of October 19 92

Commission expires 11/27/95

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

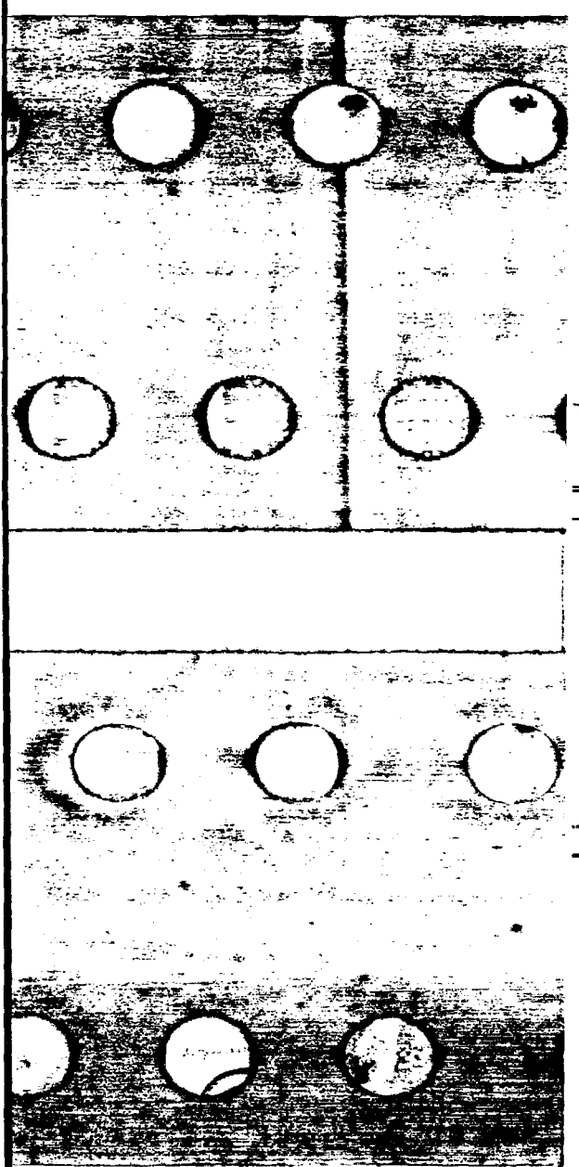
WARRANTY DEED

FROM
Anthony S. Ragonese and wife, Mary Louise Ragonese

TO
David B. Hinton and wife, Mary C. Hinton

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #30621

3876 10/21 0101 02CHECK 512.20



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

RECEIVED OF _____

FOR _____

BOOK 8763 PAGE 647

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 136000.00
				CON TX 503.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 512.20
				CHECK 512.20
10/21/92	01			16:09 0001 3076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.9.7.1.

IDENTIFI REFERENCE:

OCT 21 4 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582534