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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 32650)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 96750.00

Thomas A. Bingham
Affiant

Sworn and subscribed before me this 11th day of December, 1992.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Thomas A. Bingham 809 Kendall Drive Nashville, Tennessee 37209	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, Ohio 45459	103-09-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Franklin Hazen, III and Dawn M. Hazen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas A. Bingham, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 48 on the plan of Brookside Courts, Section 4, Addition 4, of record in Book 2083, PAge 59, Register's Office for said County.

SAID Lot No. 48 fronts 80.0 feet on the northwesterly margin of Kendall Drive and extends back 153.81 feet on the northeasterly line and 150.63 feet on the southwesterly line to a dead line in the rear, measuring 80.0 feet thereon.

BEING the same property conveyed to John Franklin Hazen, III by deed from Steve M. Hays and wife, Brenda Hays of record in Book 5457, PAge 858, Register's Office for Davidson County, Tennessee.

SUBJECT to Restrictive covenant contained in instrument of record in Book 2015, Page 56, said Register's Office.

Dawn M. Hazen, spouse of John Franklin Hazen, III, joins in this conveyance solely for the purpose of conveying any marital interest she might have in the subject property.

7.38.38.

IDENTIFICATION REFERENCE

Dec 15 11 19 AM '92

CODY A. WILSON REGISTER DAVIDSON COUNTY, TN

1881 12/15 0101 03CHECK 366.79

This is improved property, known as: 809 Kendall Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of December, 1992.

John Franklin Hazen, III — Dawn M. Hazen

John Franklin Hazen, III — **Dawn M. Hazen**

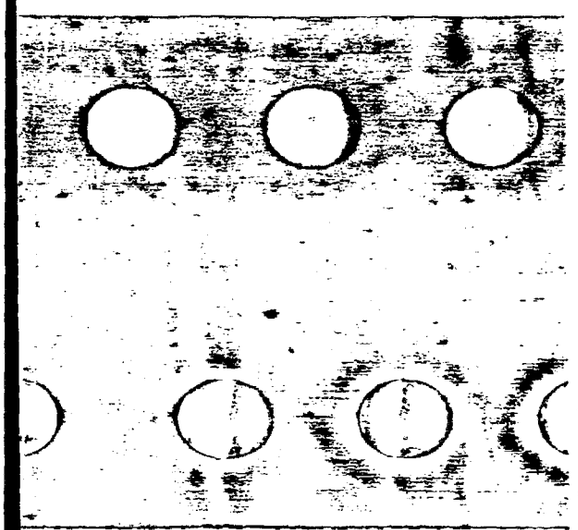
State of Tennessee
County of Davidson

On this 11th day of December, 1992, before me the undersigned authority, personally appeared **John Franklin Hazen, III and Dawn M. Hazen** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
Notary Public



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

RECEIVED OF _____

FOR _____

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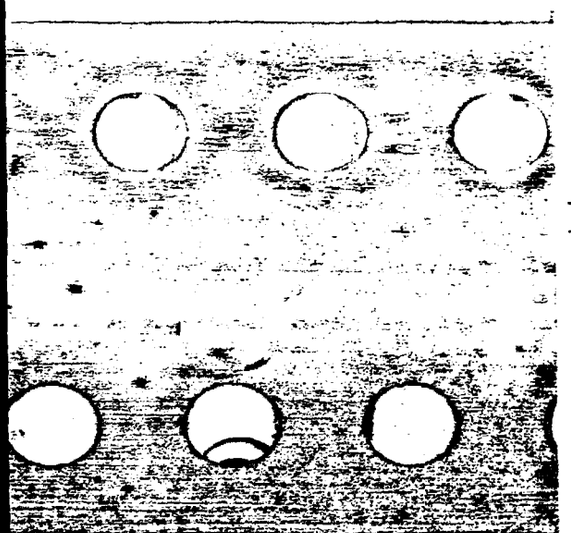
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	96750.00
CON TX	357.79
PRFEE	1.00
WDEED	8.00
TOTAL	366.79
CHECK	366.79

12/15/92 01 11:18 0001 1881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.38.38.

IDENTIFICATION REFERENCE

Dec 15 11 19 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601070