FORM No. WD-1

STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 93

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

BOOK 8875 PAGE 530

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO			MAP PARCEL NUMBERS
William C. Hart		First Republic Mortgage			132-01-0 014.00
(NAME)		(NAME)			
4110 Rockdale Avenue		6012 Wilmington Pike			16DA 16566
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Nashville, TN	37204	Dayton, Ohio	45459		
(CITY) (STATE)	(P.O. ZIP)	(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, Thomas Kelly Derryberry and wife, Tamilyn S. Derryberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Hart, 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

Being Lot No. 2 and the northerly 8 feet of Lot No. 3 of Block 15 on the Map of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

Said lot and said part of said lot adjoin and front together 58 feet on the easterly side of Rockdale Avenue, and run back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Thomas Kelly Derryberry and wife, Tamilyn S. Derryberry by deed from Emily Compton Griffin and husband, Luther L. Griffin of record in Book 7615, page 121, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 844, page 440, amended in Book 1040, page 651, Book 1224, page 500 and Book 1454, page 588, said Register's Office.

Subject to a driveway easement of record in Book 6911, page 647, said Register's Office.

96046

IDENTIFICATION REFERENCE

MAR 1 9 52 AM '93

DAVIDSON COUNTY, TN

MAIL ENV.

unimproved ( ) property, known as 4110 Rockdale Avenue, Nashville, TN 37204
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 25th day of February, 19 93

Thomas Kelly Derryberry

Tamilyn S. Derryberry

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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 Thomas Kelly Derryberry and wife, Tamilyn S. Derryberry

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 25th day of February, 19 93

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

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

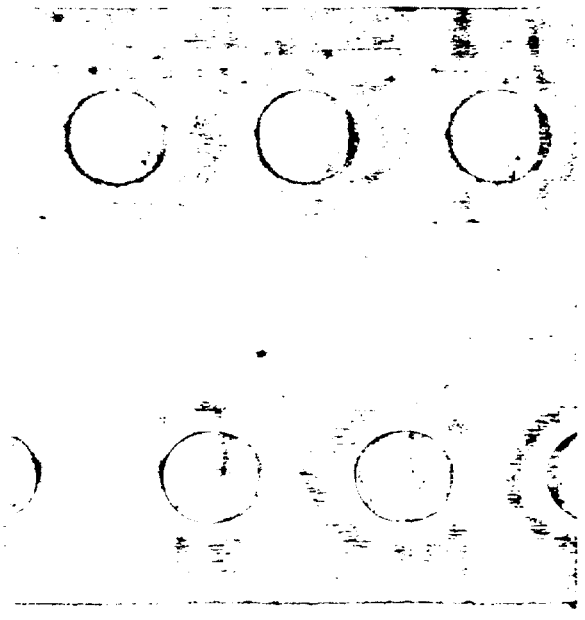
FROM
Thomas Kelly Derryberry and wife,
Tamilyn S. Derryberry

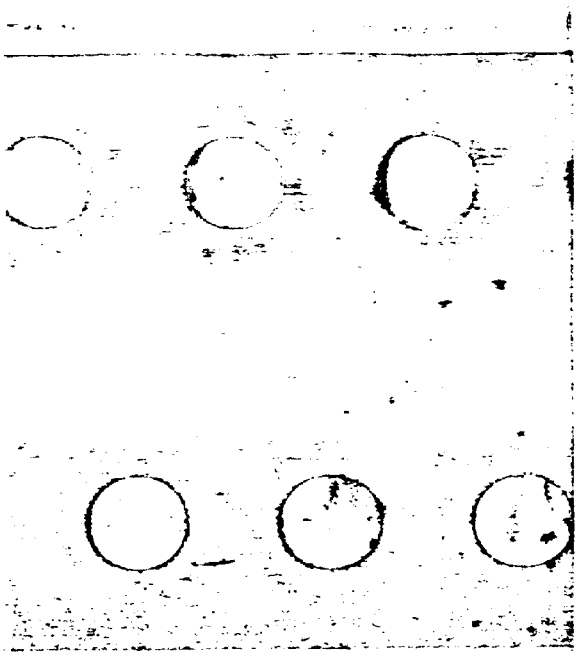
TO
William C. Hart, unmarried

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

STEVEN G. WATERS
Attorney at Law

93 MAR 23 PM 12:01 CHECK 266.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8875 PAGE 532

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
			CAPT	69500.00
			DON TX	257.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	266.15
			CHECK	266.15

03/01/93 01 09:51 0001 7781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96046

IDENTIFICATION REFERENCE

MAR 1 9 52 AM '93

DAVIDSON COUNTY, TN

No. 625373