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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 93

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MIGNON S. MELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

Mail

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
Elaine L. Weisberger		First Republic Mortgage		104-6-224
(NAME)		(NAME)		
3208 Acklen Avenue		6012 Wilmington Pike		26W 6915
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN	37212	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, Ophelia H. McKinney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elaine L. Weisberger, 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 the City of Nashville, Davidson County, Tennessee, being Lot No. 90 and part of Lot No. 91 on the unrecorded map of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, on 32nd Avenue South, described according to a copy of a survey made October 19, 1930, by Erle Drake County Surveyor, as follows:

BEGINNING at a point in the northerly margin of Orient Circle, now Acklen Avenue, at the common corner of Lots 89 and 90, said point being 267.5 feet east of the easterly margin of Marlborough Avenue; thence with the line between Lots 89 and 90, northerly 150 feet to the southerly margin of an alley; thence with the margin of said alley, westerly 59 feet to a point 10 feet west of the common rear corner of Lots 90 and 91; thence southerly 150 feet more or less to the northerly margin of said Orient Circle or Acklen Avenue, at the common corner of Lots 90 and 91; thence with the margin of said Avenue, easterly 60 feet to the beginning.

Being the same property conveyed to William R. McKinney and wife, Ophelia H. McKinney by deed from James A. Baker and wife, Louise D. Baker of record in Boo 1728, page 561, Register's Office, Davidson County, Tennessee. The said William R. McKinney has since deceased, leaving Ophelia H. McKinney as the surviving tenant by the entirety.

The legal description contained herein is the same as in the previous deed of record.

unimproved ( ) This is improved (X) property, known as 3208 Acklen Avenue, 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 my hand this 26th day of February, 19 93

Ophelia H. McKinney

Ophelia H. McKinney

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named Ophelia H. McKinney, unmarried

the bargainor _____, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February 19 93

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared My Commission Expires Nov. 20, 1996 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
Ophelia H. McKinney, unmarried

TO
Elaine L. Weisberger, unmarried

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

STEVEN G. WATERS
Attorney at Law

97-3011

IDENTIFICATION REFERENCE

MAR 4 8 41 AM '93

WILLIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9124 03/04 0101 CKCHECK 403.98



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

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RECEIVED OF _____

FOR _____

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 106750.00
				CON TX 394.98
				PRFEE 1.00
				WDEED 8.00
				TOTAL 403.98
				CHECK 403.98
03/04/93	01			08:40 0001 9124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97301

IDENTIFICATION REFERENCE

MAR 4 8 41 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 626693