BOOK 8929 PAGE 909

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant Julie B. Kyzer

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov 20, 1996

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
Julie B. Kyzer	First Republic Mortgage	150-4-61
(NAME)	(NAME)	
3607 Victoria Station Court	6012 Wilmington Pike	2D43923
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	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, Clarence Eugene Bennett and wife, Mary Lou Bennett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie B. Kyzer, 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. 39B on the Plan of Chelsea of Priest Lake, Section One-A, Lots 38 through 42 as of record in Book 6250, page 87, Register's Office for Davidson County, Tennessee.

SAID Lot 39B fronts 19.33 feet on the easterly margin of Victoria Station Court and extends back 138.78 feet on the northerly line and 220.08 feet on the southerly line to a dead line in the rear measuring 116.08 feet thereon.

Being the same property conveyed to Clarence Eugene Bennett and wife, Mary Lou Bennett by deed from Philhall Corporation of record in Book 6387, page 907, Register's Office, Davidson County, Tennessee.

Subject to restnictions of record in Book 6213, page 806, said Register's Office.

1 4 0 3 3

IDENTIFICATION REFERENCE!

APR 29 9 46 AM '93

JULIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) property, known as 3607 Victoria Station Court, Antioch, TN 37013
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 26th day of April, 19 93

Clarence Eugene Bennett

Mary Lou Bennett

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 Clarence Eugene Bennett and wife, Mary Lou Bennett

the bargainor 3, 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 29th day of April 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 _____ 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 _____

My Commission Expires Nov. 20, 1996

_____
Notary Public

WARRANTY DEED

FROM

Clarence Eugene Bennett and wife,

Mary Lou Bennett

TO

Julie B. Kyzer, unmarried

RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

0436 04/29 0101 03CHECK 227.30

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

RECEIVED OF _____

FOR _____

BOOK 8929 PAGE 911

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	59000.00
			CON TX	218.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	227.30
			CHECK	227.30
04/29/93	01	09:43	0001	0436

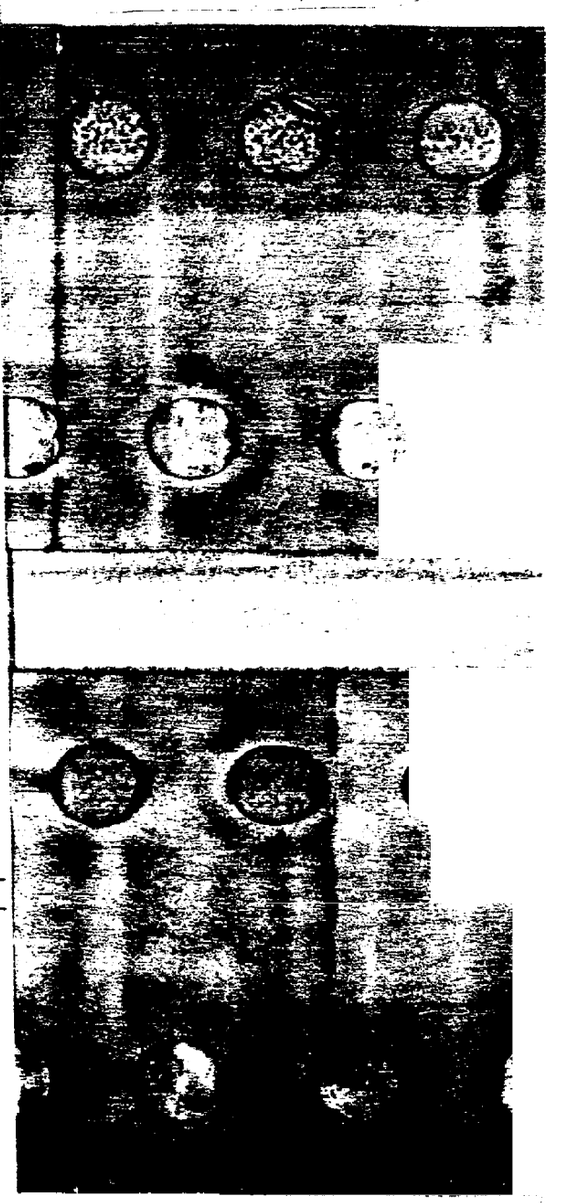
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.4033

IDENTIFICATION REFERENCE

APR 29 9 46 AM '93

LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 645127