BOOK 8990 PAGE 560

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 93

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires Nov. 20, 1996 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Jeff Wilson	First Republic Mortgage		130-3-61
(NAME) 617 Royal Oaks Place	(NAME) 6012 Wilmington Pike		BM 8112
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS) 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, Randall Philip Kozak and wife, Currin Mifflin Kozak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff Wilson and wife, Sally H. Wilson

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. 3 of Section A on the Map of the Resubdivision of part of Royal Oaks, of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100.13 feet on the westerly side of Royal Oaks Place and runs back 223.5 feet on the northerly line and 225 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Randall Philip Kozak and wife, Currin Mifflin Kozak by deed from Dewitt Kennard and wife, Marcia Kennard of record in Book 6308, page 959, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 1906, page 373 said Register's Office.

Subject to Easement for Sanitary Sewer to the City of Belle Meade of record in Book 5787, page 308, said Register's Office.

IDENTIF. ↑ REFERENCE 33414

93 JUN 23 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) property, known as 617 Royal Oaks Place, Nashville, TN 37205
(unimproved ( ))
(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 15th day of June, 19 93

Randall Philip Kozak

Currin Mifflin Kozak

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, STEVEN G. WATERS, a Notary Public in and for said County and State, the within named Randall Philip Kozak and wife, Currin Mifflin Kozak

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 15th day of June, 19 93

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON

Commission expires

Notary Public

My Commission Expires Nov. 20, 1996

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 _____

Notary Public

WARRANTY DEED

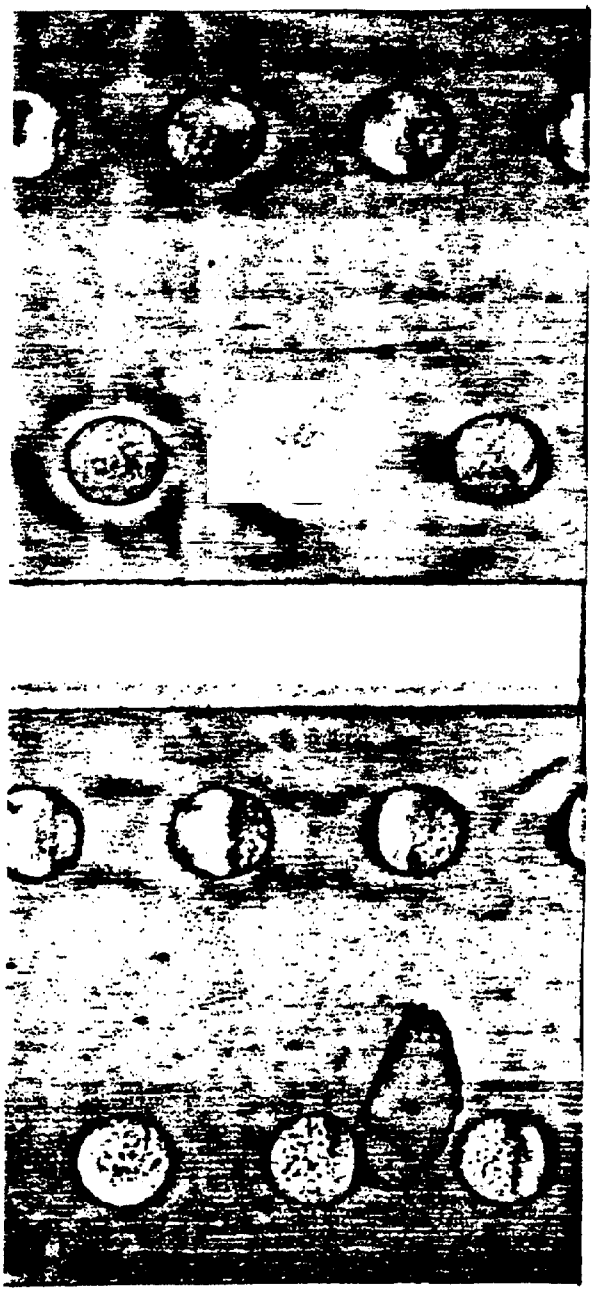
FROM
Randall Philip Kozak and wife,
Currin Mifflin Kozak

TO
Jeff Wilson and wife, Sally H.
Wilson

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

STEVEN G. WATERS
Attorney at Law

0932 06/23 0101 03CHECK
638.00



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	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
06/23/93	01	09:25	0001	0932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3414
IDENTIF. ↑ REFERENCE

'93 JUN 23 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666164