File 11695 File Box 38

WARRANTY DEED

BOOK 8990 PAGE 923

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LORI L. OSHITA	FIRST REPUBLIC MORTGAGE	Map 116-04
(NAME)	(NAME)	
168 Woodmont Boulevard	6012 Wilmington Pike	Parcel 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Dayton, Ohio 45459	F.B. 7DA10245
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JILL BROOKS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LORI L. OSHITA, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the northerly half of Lot No. 107 on the Plan of Kenner-Manor Land Company's Second Addition of the Kenner Tract, as of record in Plat Book 421, page 100, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of Lot No. 107 fronts 50 feet on the easterly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a line in the rear which measures 50 feet therein.

Being the same property conveyed to Jill Brooks, unmarried by deed from Paul E. Cook, unmarried of record in Book 8370, page 930, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 3944, page 61; and (3) All matters appearing on the Plan of record in Plat Book 421, page 100, said Register's Office.

IDENTIF. ✦ REFERENCE 33541

93 JUN 23 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( ) This is improved (XX) property, known as 168 Woodmont Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of June, 19 93

Jill Brooks

JILL BROOKS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL BROOKS

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of June, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,750.00

Lori L. Oshita
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 93

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

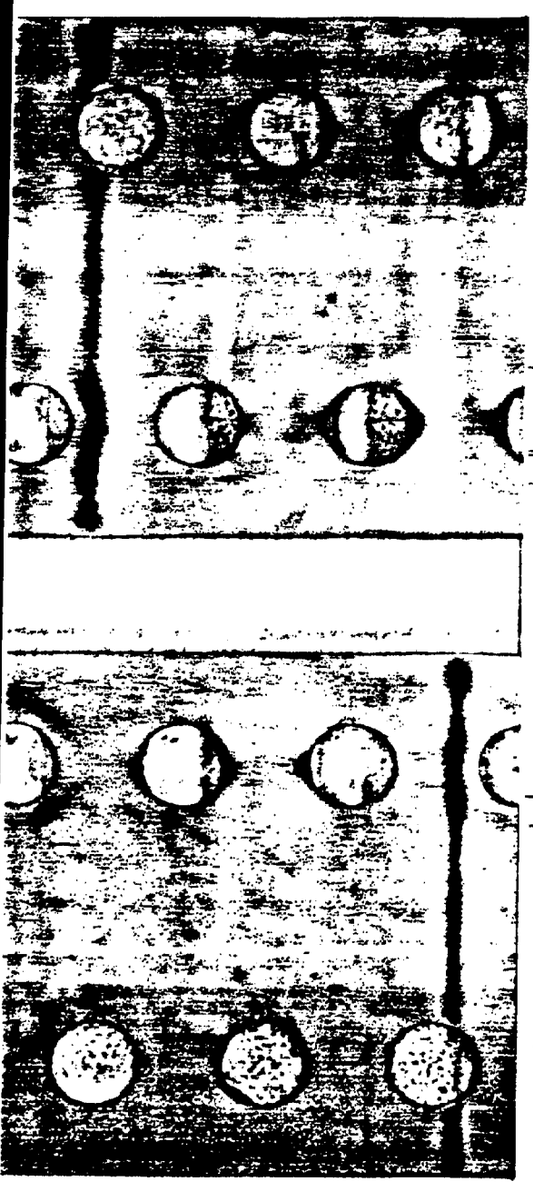
WARRANTY DEED

FROM JILL BROOKS

TO LORI L. OSHITA

1069 06/23 0101 CHECK 551.75

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 928
BRENTWOOD, TENNESSEE 37024-0928



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

RECEIVED OF _____

FOR _____

BOOK 8990 PAGE 925

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 146750.00
				CON TX 542.79
				PRFEE 1.00
				WDEED 8.00
				TOTAL 551.79
				CHECK 551.79
06/23/93	01			10:38 0001 1069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33541
IDENTIF. ↑ REFERENCE

93 JUN 23 AM 10: 38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666300