FORM No. WD-1

BOOK 9049 PAGE 688

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

John C Wetzel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 93

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 20, 1993

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
John C. Wetzel	First Republic Mortgage	103-4-90
(NAME)	(NAME)	
149 46th Avenue North	6012 Wilmington Pike	25W 9105
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	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, Reba McKinney Demonbreun, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Wetzel, 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 the northerly 60 feet of Lots Nos. 1, 2 and 3, of Block 4, on the Map of a part of Sylvan Park, as of record in Plan Book No. 332, page 104, Register's Office for said County.

SAID part of Lots Nos. 1, 2 and 3 fronts 60 feet on the westerly side of Forty-Sixth Avenue North, formerly Fifth Street, and runs back westwardly between parallel lines and parallel with Wyoming Avenue, formerly Sixth Avenue, 135 feet to a dead line.

Being the same property conveyed to Hansel Demonbreun and wife, Reba Demonbreun by deed from Charles N. Stewart and wife, Minnie D. Stewart of record in Book 2692, page 345, Register's Office, Davidson County, Tennessee. The said Hansel Demonbreun has since died leaving Reba Demonbreun as the surviving tenant by the entirety.

Larry N. Lake executed this instrument on behalf of Reba McKinney Demonbreun pursuant to a Power of Attorney which is being placed of record currently herewith.

Reba Demonbreun and Reba McKinney Demonbreun being one and the same person.

52864

IDENTIF. REFERENCE

93 AUG 17 PM 1:22

FELIX A. HAYGOOD, REGISTER DAVIDSON COUNTY, TN.

Unimproved ( ) This is improved (XX) property, known as 149 46th Avenue North, Nashville, TN 37209
(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 13th day of August, 19 93

Reba McKinney Demonbreun
by Larry N. Lake ATTY IN FACT

065007 0101 03CHECK 293.90

STATE OF TENNESSEE
COUNTY OF

BOOK 9049 PAGE 689

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

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

Commission expires _____

_____
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 _____

_____
Notary Public

WARRANTY DEED

FROM
Reba McKinney Demonbreun, widow

TO
John C. Wetzel, unmarried

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

STEVEN G. WATERS
Attorney at Law

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 Larry N. Lake with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Reba McKinney Demonbreun as her Attorney in Fact as the free act and deed of the within named Reba McKinney Demonbreun.

Witness my hand and official seal at Nashville, Tennessee, this 13th Day of August, 1993.

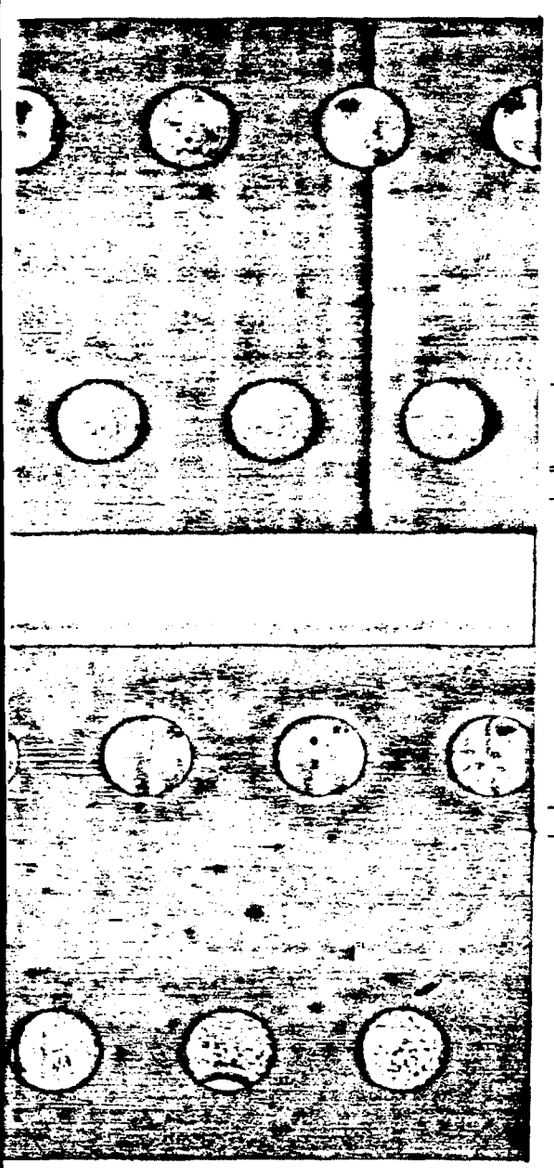
My Commission Expires:

_____

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

My Commission Expires Nov. 20, 1996



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

RECEIVED OF _____

FOR _____

BOOK 9049 PAGE 690

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	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	8.00
TOTAL	293.90
CHECK/CASH	293.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/17/93 01 13:23 0001 0650

52864
IDENTIF. & REFERENCE

93 AUG 17 PM 1:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 686981