FORM S. WD.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 1993

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 26, 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
Mark P. Wallenhorst	First Republic Mortgage		83-5-312
(NAME)	(NAME)		23W 8955
1201 Calvin Avenue	6012 Wilmington Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN 37206	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, Donald N. Capparella and wife, Amy R. Dorfman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark P. Wallenhorst, 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:

Being Lot No. 13 of Block "B" on the Map of F. O. Beasleys Addition to East Nashville, as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the north side of Calvin Avenue and runs back between parallel lines, along the easterly margin of North 12th Street, 150 feet to an alley in the rear.

Being the same property conveyed to Donald N. Capparella and wife, Amy R. Dorfman by deed from Joan Thomas McGee and husband, George Sanford McGee of record in Book 7850, page 432, Register's Office, Davidson County, Tennessee.

Donald N. Capparella executed this instrument on behalf of Amy R. Dorfman pursuant to a Power of Attorney which is being placed of record currently herewith.

93 SEP -7 PM 2:4[illegible] FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

2637 09/07 0101 03CHECK 231.00

IDENTIF. & REFERENCE

unimproved ( ) property, known as 1201 Calvin Avenue, Nashville, TN 37206
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 2nd day of September, 19 93

Donald N. Capparella

Amy R. Dorfman by Donald N. Capparella Atty in fact.

BOOK 9073 PAGE 3

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 Donald N. Capparella, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 19 93.

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Donald N. Capparella and wife, Amy R. Dorfman

TO
Mark P. Wallenhorst, 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

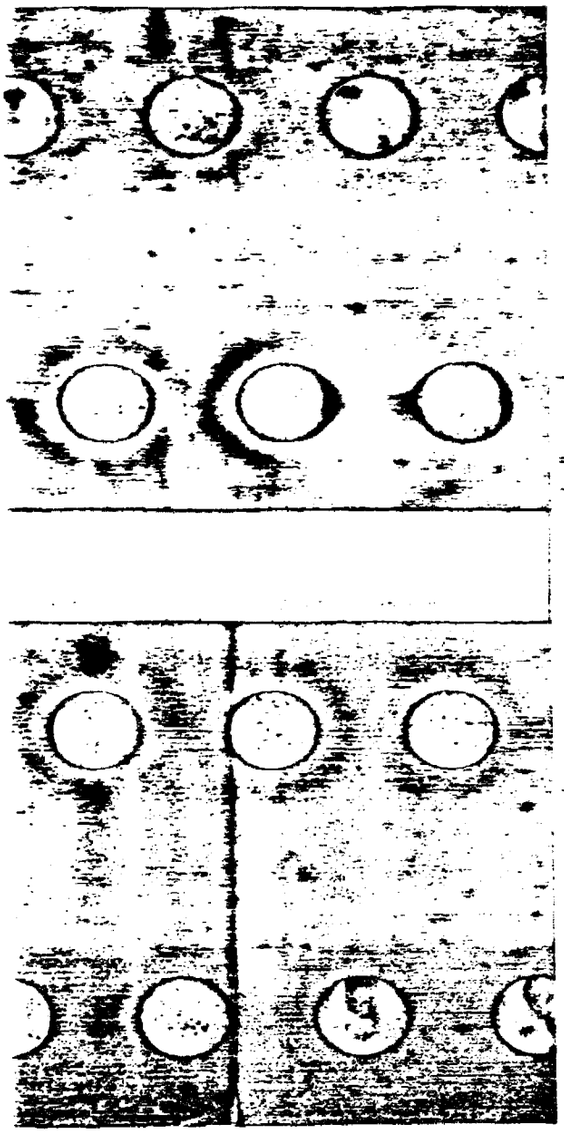
Personally appeared before me, the undersigned, a Notary public in and for said County and State, the within named Donald N. Capparella with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Amy R. Dorfman as her Attorney in Fact as the free act and deed of the within named Amy R. Dorfman.

Witness my hand and official seal at Nashville, TN, this 2nd day of September, 1993.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Nov. 20, 1996



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

RECEIVED OF _____

FOR _____

BOOK 9073 PAGE 4

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
		09/07/93	01	14:40 0001 2637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60398
IDENTIF. & REFERENCE

93 SEP -7 PM 2:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 695095