PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 33846)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 125000.00

Affiant

Sworn and subscribed before me this 10th day of September, 1993.

Notary Public

EXP. 9/1 6/95 Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Jamie S. Cooper 3102 Blakemore Avenue Nashville, TN 37212	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, OH 45459	104-06-303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary D. Cohron and spouse, Jerry Cohron** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jamie S. Cooper, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 10 of Block No. 1 and 30 feet of Lot No. 9 on the Plan of Fairfax Place, as of record in Book 547, page 137 and 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 60 feet on the northerly side of Blakemore Avenue and runs back between parallel lines 147 feet to a dead line. The said westerly 30 feet of Lot No. 9 Block No. 1 fronts 30 feet on the northerly side of Blakemore Avenue and runs back 147 feet parallel lines to the easterly line of Lot No. 10 and measures 30 feet in the rear.

BEING the same property conveyed to Sara D. Cohron and Christopher T. Cohron and Mary D. Cohron, as joint tenants with the right of survivorship by deed from Clarence Douglas Henard, Jr. of record in Book 8145, page 626, Register's Office for Davidson County, Tennessee. Sara D. Cohron and Christopher T. Cohron have since conveyed their interests in the subject property to Mary D. Cohron by quitclaim deed being record immediately prior hereto.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Jerry Cohron by Mary D. Cohron as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3102 Blakemore Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of September, 1993.

Mary D. Cohron
Mary D. Cohron

Jerry Cohron by Mary D. Cohron
Jerry Cohron, by Mary D. Cohron, his Atty-in-Fact

State of Tennessee
County of Davidson

On this 10th day of September, 1993, before me the undersigned authority, personally appeared **Mary D. Cohron**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 1/22/95

Wm. C. Caldwell
Notary Public

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 **Mary D. Cohron**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jerry Cohron**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on September 10, 1993.

Wm. C. Caldwell
Notary Public

My Commission Expires: 1/22/95

68054
IDENTIF. & REFERENCE

93 SEP 29 AM 10: 23
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary D. Cohron and spouse, Jerry Cohron

TO: Jamie S. Cooper

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

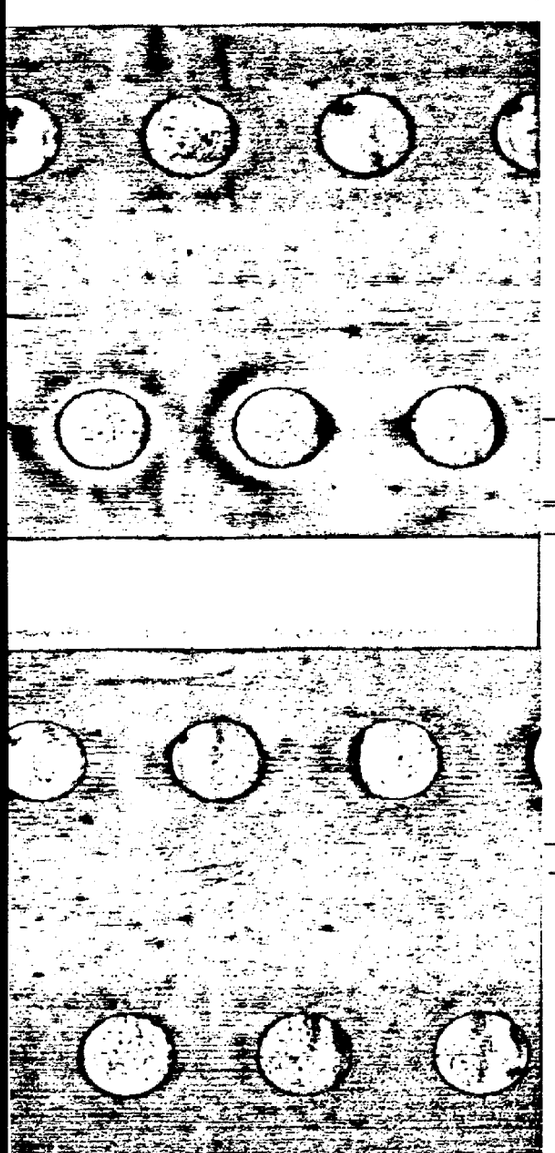
Mary D. Cohron
Mary D. Cohron, Affiant

Sworn to and subscribed before me
on September 10, 1993.

Wm. C. Caldwell
Notary Public

My Commission Expires: 1/22/95

0951 09/29 0101 03CHECK 471-50



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

RECEIVED OF _____

FOR _____

BOOK 9095 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	125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
09/29/93	01	10:25	0001	0951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68054
IDENTIF. & REFERENCE

93 SEP 29 AM 10:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 703311