BOOK 9217 PAGE 629 Rec'd 2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 19 94

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL I. SEXTON (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	142-13-A-17CO
7016 NORTHRIDGE DRIVE (ADDRESS)	6012 Wilmington Pike (ADDRESS)	09D-80903
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	Dayton, OH 45459 (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, ROBERT J. BERKOMPAS AND WIFE, CYNTHIA LYNN BERKOMPAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL I. SEXTON AND WIFE, FRANCES M. SEXTON

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 Lot No. 17, on the Plan of Riverside, Resubdivision of Lots 17, 18, and 19, of record in Book 6050, page 385, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert J. Berkompas and wife, Cynthia Lynn Berkompas, by deed from Rochford Realty and Construction Co., Inc., of record in Book 8164, page 535, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Riverside, as said areas are set forth and defined in Restrictions of record in Book 7185, page 619 and Book 7405, page 780; and Charter of record in Book 7829, page 703; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated December 13, 1993, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

94 JAN 11 PM 12:56

REGISTER
DAVIDSON CO. TENN.

IDENTIF. & REFERENCE 06601 10990

unimproved ( )
This is improved (X) property, known as 7016 NORTHRIDGE DRIVE, NASHVILLE, TN 37221
(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 10th day of January 19 94

Robert J. Berkompas
ROBERT J. BERKOMPAS

Cynthia Lynn Berkompas
CYNTHIA LYNN BERKOMPAS

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 ROBERT J. BERKOMPAS AND WIFE, CYNTHIA LYNN BERKOMPAS

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of January 1994

Commission expires July 26, 1997

I. DYKE TATUM
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

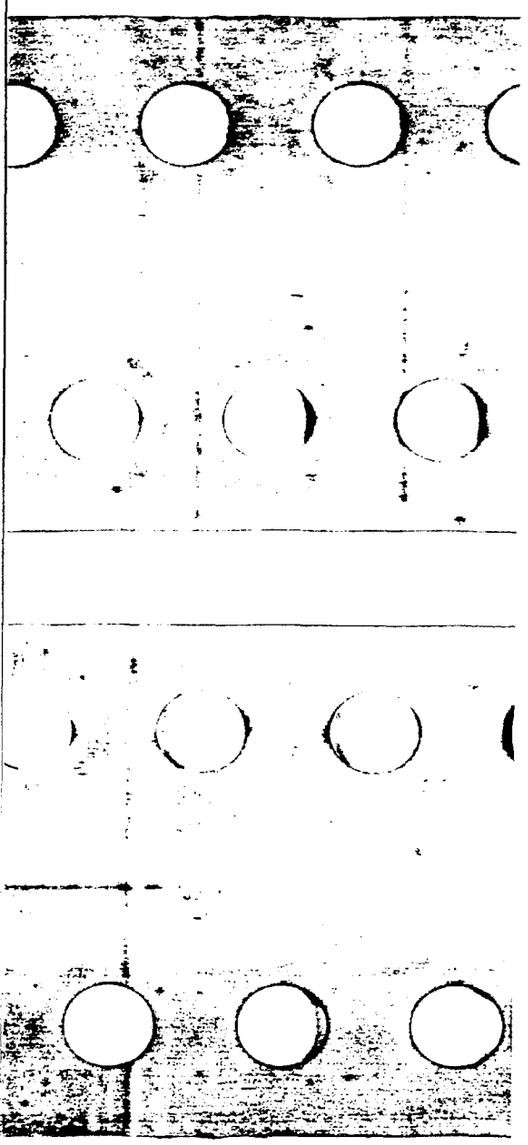
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

3560 21/11 0101 03CHECK

656-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9217 PAGE 631

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	
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	656.50
			CHECK	656.50

01/11/94 01 12:55 0001 8560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06601 IDENTIF. & REFERENCE

94 JAN 11 PM 12:56

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

No. 744565