OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Chicago Title Owner's Policy Number: _____

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF February, 19 94.

NOTARY PUBLIC

My Commission expires: MAY 25, 1996

(615) 385-2804 THIS INSTRUMENT PREPARED BY SupCt. BPR#003143
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher C. Klein etux (NAME)	First Republic Mtg. Corp. (NAME)	104-12-135
1920 20th Ave. South (ADDRESS)	3310 West End Avenue (ADDRESS)	24W-02375
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 149,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, Katherine Stanton Parker, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Christopher C. Klein and wife, Vicki L. Brown

hereinafter called the **GRANTEES**, their 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 the northerly 60-feet of the southerly 80-feet of Lot No. 61 on the plan of Christoper & Kirkman's Belmont Park Addition to Nashville as of record at Book 57, page 158, Register's Office for said County, and described as follows:

Said part of said Lot No. 61 fronts 60-feet along the easterly side of 20th Avenue South (formerly Courtney Avenue) and extends back between parallel lines 159-feet to an alley in the rear.

Being all the same property conveyed to Katherine Stanton Parker and husband, Earl C. Parker by deed dated February 16, 1972, as of record at Book 4589, page 720, said Register's Office. The said Earl C. Parker having since died in Davidson County, Tennessee, on November 17, 1993.

This conveyance is subject to 1994 property taxes, which have been pro rated this date and the grantees assume in full, subject to any re-pro ration required as a result in a change in the actual '94 property tax amount, and to the limitations shown on said plan at Book 57, page 158 said Register's Office.

This is ~~unimproved~~ (XX) improved property, known as 1920 20th Ave. South, Nashville, TN 37212
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 9th day of February, 19 94.

Katherine S. Parker
Katherine Stanton Parker

Katherine Stanton Parker

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9249 PAGE 245

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Katherine Stanton Parker, who acknowledged she is an unmarried person, and _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of Febraury, 19 94.

My Commission expires:
1-27-96

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

94 FEB 14 PM 3:35
REGISTER
DAVIDSON COUNTY, TN.

17719

IDENTIF. A REFERENCE

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

02/14 0101 03CHECK
562.15



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

RECEIVED OF _____

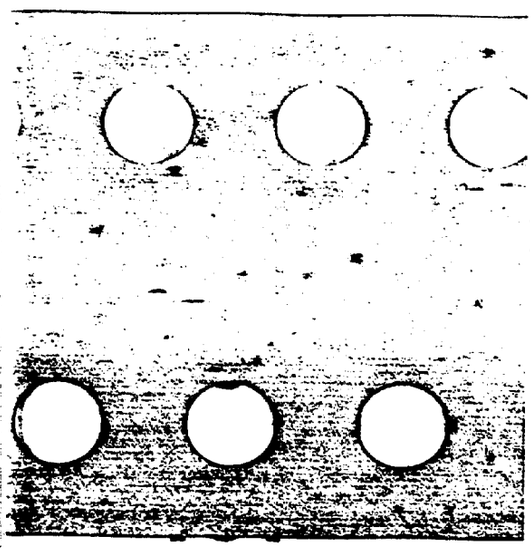
FOR _____

BOOK 9249 PAGE 246

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	149500.00
			CON TX	553.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	562.15
			CHECK	562.15
02/14/94	01		15:36 0001	5556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



17719
IDENTIF. & REFERENCE

94 FEB 14 PM 3:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.756486