WARRANTY DEED

BOOK 9256 PAGE 423

THIS INDENTURE, made and entered into this 3rd day of January, 19 94, by and between

David R. Avery and Sandra L. Avery, husband and wife of the first part, and

James C. Hall and wife, Beth Ann Hall of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said part ies of the first part ha ve bargained and sold and do _____ hereby bargain, sell, convey and confirm unto the said part ies of the second part of the following described real estate, situated and being in N/A the County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee, being Lot No. 39 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, page 935, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being that same property conveyed to Sandra Lee Malcolm and David Ray Avery by deed from Centex Real Estate Corporation of record in Book 8152, page 158 in the aforesaid Register's Office.

Sandra L. Avery being one and the same person as Sandra Lee Malcolm.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part ies of the second part, their heirs and assigns in fee simple forever.

B379 02/23 0101 03CHECK 436.20

And the said part ies of the first part do _____ hereby covenant with the said part ies of the second part that they are lawfully seized in fee of the aforedescribed real estate: that they have a good right to sell and convey the same: that the same is unencumbered.

This conveyance is subject to: (1) Taxes; (2) All restrictions of record; (3) all easements of record; (4) All visible easements (5) All matters appearing on the plat of record; and, (6) All applicable Governmental and Zoning Regulations.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons. claims of all persons.

94 FEB 23 AM 11:24
DAVIDSON COUNTY, TN.
FELIX A. ...

IDENTIFICATION REFERENCE 20342

WITNESS THE SIGNATURE s of the said part ies of the first part of the day and year first above written.

Sandra L. Avery

David R. Avery

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared David R. Avery and Sandra L. Avery, husband and wife

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the persons within named and that ~~they~~ ~~he~~ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 3rd day of January, 1994.

5-23-96
My Commission Expires

Beth Jones
Notary Public

BETH JONES NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ Davidson

I, or we, hereby swear or affirm that to the best of affiants knowledge, ~~information, and belief~~, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 116,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 18th day of February, 1994

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires _____ day of _____

The following information is not a part of this Deed.

Tax Identification Number: 149-06-0070.00

Property Address ~~5024 Oakwood Forest~~ Drive
Antioch, TN 37013

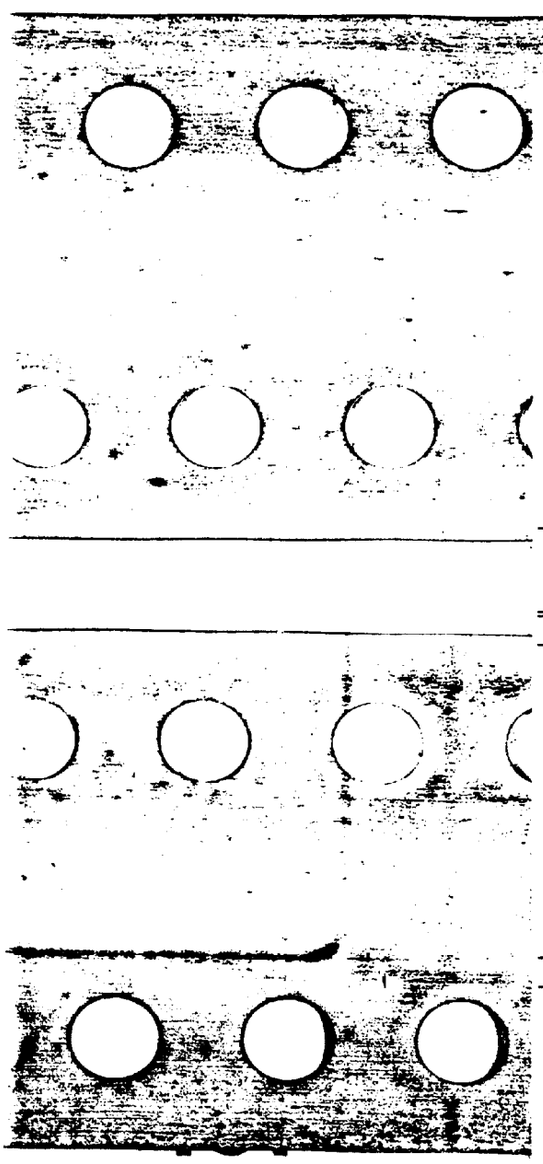
Mail Tax Bill to First Republic Mortgage Corp
6012 Wilmington Pike
~~Dayton, OH 45459~~

This Instrument prepared by:
Lehman Land Title, Inc.
Brentwood, TN

MT

My Commission Expires 1996

Return to:
Hallmark Title Company
3401 West End Avenue, Suite 670
Nashville, Tennessee 37203



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

RECEIVED OF _____

FOR _____

BOOK 9256 PAGE 424

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	
				116000.00
			CON TX	429.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	438.20
			CHECK	438.20
02/23/94	01		11:25 0001	8379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20342
IDENTIFICATION REFERENCE

94 FEB 23 AM 11:24

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

No.759272