BOOK 9304 PAGE 939

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: 1/12/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201
File #32328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie J. Capps (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 75-11
691 Mercer Drive (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 210
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	4D 91236

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, Terrance Schliem, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie J. Capps

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 77B Zone Lot Division of Lots 1,2, 3 & 75 thru 82 on the Plan of Tulip Grove, Section One, as of record in Book 5200, Page 612 and amended in Book 6250, Page 304, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Terrance Schliem by deed from Secretary of Housing & Urban Development of record in Book 8598, Page 868, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

36480
IDENTIF. ⇗ REFERENCE

94 APR -7 AM 9:44
REGISTER
DAVIDSON CO. TN.

1240 04/07 0101 03CHECK 174.39

unimproved ( )
This is improved (X) property, known as 691 Mercer Drive, Hermitage, TN 37076
(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 my hand this 4th day of April, 19 94

Terrance Schliem by Karl Johnson Atty in Fact
Terrance Schliem

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____ _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of April, 1994, before me personally appeared Don Smith to me known to be the person who executed the foregoing instrument in behalf of Terrance Schliem as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Terrance Schliem.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of April, 1994.

My Commission Expires: 1/22/95

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

Terrance Schliem

TO

Valerie J. Capps

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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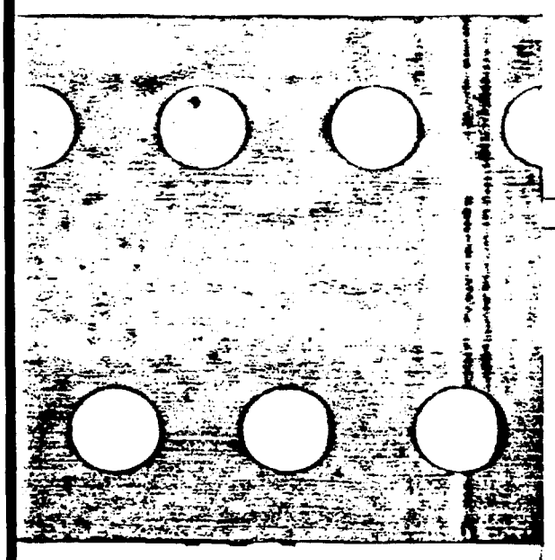
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 44750.00
CON TX 165.39
PRFEE 1.00
WDEED 8.00
TOTAL 174.39
CHECK 174.39

04/07/94 01 09:45 0001 1240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



36480
IDENTIF. ↑ REFERENCE

94 APR -7 AM 9:44
REGISTER
DAVIDSON COUNTY, TN.

No. 776482