This instrument was prepared by,
Please return to:
American Escrow Company, P. O. Box 1733,
Hendersonville, TN 37077

BOOK 9321 PAGE 91

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
DAVID R. STAFFORD	FIRST REPUBLIC MORTGAGE CORP.	11D 58310
314 GARNER AVENUE	3310 WEST END AVE. 4th FLOOR	43-5-261
MADISON, TN 37115	NASHVILLE, TN 37203	

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $53,950.00.

David R. Stafford
Affiant

Subscribed and sworn to before me, this the 22nd day of APRIL, 1994.

W.K. Georgas JR.
Notary Public W.K. GEORGAS, JR.

My Commission Expires: 11/19/94

FOR and in consideration of the sum of TEN & 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged,

HARLAN CONSTRUCTION COMPANY,
A Tennessee Corporation,

hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto

DAVID R. STAFFORD, UNMARRIED

7498 04/25 0101 03CHECK 208.43

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

LAND in the Davidson County, Tennessee, described according to a Boundary Survey and Mortgage Loan Inspection, dated 4/6/94, by Donald W. Fortner, TRLS No. 1072, Job No. 0401, not of record, as follows:

BEGINNING at a point in the southerly margin of Garner Avenue, said point being in a curve with a radius of 32.5 feet at the the easterly terminus of Garner Avenue, said curve being also the outside curve of the intersection of the easterly terminus of Garner Avenue and the southerly terminus of Cedarcrest Avenue; thence, along said curve 51.05 feet to a point in the easterly margin of Cedarcrest Avenue; thence, leaving the margin of Cedarcrest Avenue and along a common line with J. Merriweather, S 87° 10' E 34.0 feet to an iron pin; thence, leaving the line of J. Merriweather, S 02° 40' W 168.81 feet to an iron pin; thence, N 86° 30' W 75.00 feet to an iron pin; thence N 04° 40' E 139.50 feet to the point of beginning.

The hereinabove described tract is a part of the same property as (a) designated as being "Reserve Parcel A" on the Plan of The Resubdivision of Woodlawn Estates, Block D, Lots 30 and 31, of record in Plat Book 5190, Page 18, Register's Office for Davidson County, Tennessee, and (b) formerly described and referred to in previous deeds as "Lot No. 4 (formerly Reserve Parcel A) on the Plan of The Resubdivision of Woodlawn Estates, Block D, Lots 30 and 31, of record in Plat Book 5190, Page 18," said Register's Office, and (c) shown as "Lot No. 4" of said Subdivision on the tax maps and records in the offices of the Davidson County Tax Assessor and Trustee.

Below line for Register's use

94 APR 25 AM 8:11
FELIX A. ... REGISTER
DAVIDSON COUNTY

42241
IDENTIF. & REFERENCE

BEING a part of the same property conveyed to Harlan Construction Company, A Tennessee Corporation, by deed from Wayne Edmund O'Brien and wife, Melody Gwin O'Brien by deed of record in Book 9214, Page 318, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

This is Improved/Unimproved Property known as:
314 Garner Avenue, Madison, TN 37115.

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 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.

IN WITNESS WHEREOF, the corporate Grantor has executed this instrument on this the 22nd day of April, 1994.

HARLAN CONSTRUCTION COMPANY

Charles A. Wheeler, Jr.,
Chairman, Board of Directors

STATE OF TENNESSEE
COUNTY OF SUMNER

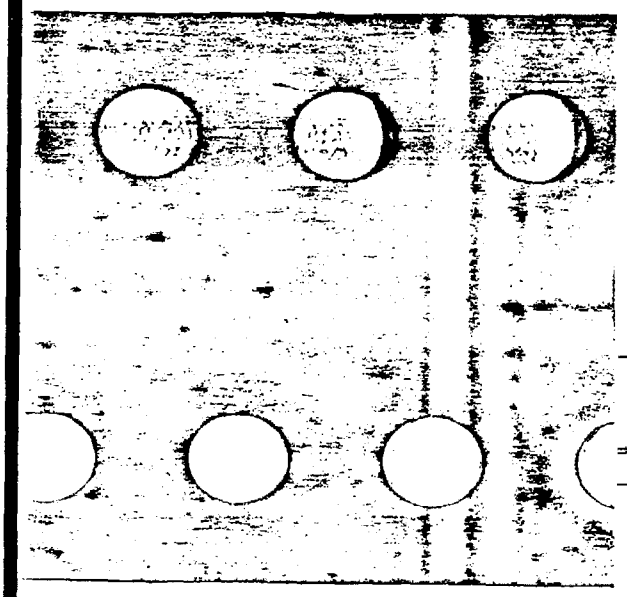
Personally appeared before me, Charles A. Wheeler, Jr., in his capacity as Chairman of the Board of Directors of Harlan Construction Company, A Tennessee Corporation, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of the Board of Directors of the said Corporation and is duly authorized by the maker to execute this instrument on behalf of the maker.

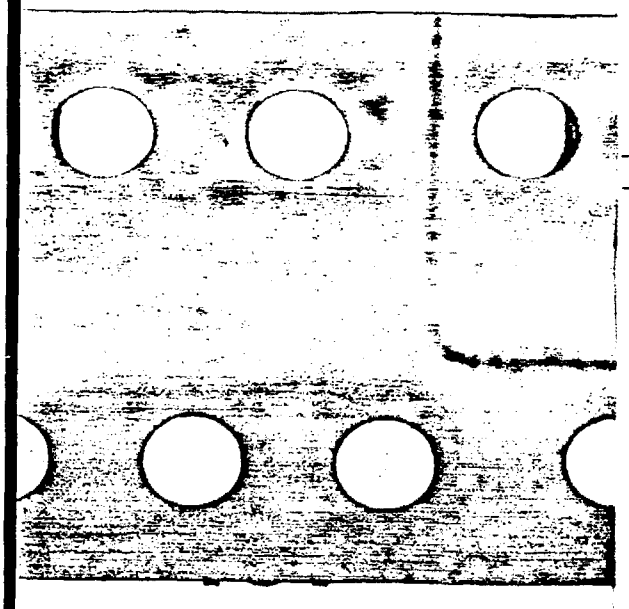
Witness my hand, at office, this 22nd day of April, 1994.

W. K. Georgas, Jr., Notary Public

My Commission expires: 11/19/94

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9321 PAGE 93

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

MAMT 53950.00
ERR CO
MAMT 53950.00-
CAMT 53950.00
CON TX 199.43
PRFEE 1.00
REGFEE 8.00
TOTAL 208.43
CHECK 208.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/25/94 01 08:47 0001 7498

94 APR 25 AM 8:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

42241
IDENTIF. # REFERENCE

No. 782644