BOOK 9330 PAGE 689

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201 File #32392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa J. Washburn (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 173-1
652 Monte Carlo (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 51
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	5DU 26161

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, Ronald M. Gibson and wife, Dixie L. Gibson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa J. Washburn, unmarried

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. 367, Section One, Monte Carlo Estates of record in Book 4675, page 68, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Ronald M. Gibson and wife, Dixie L. Gibson by deed from Leroy Pyatt and wife, Gladys Pyatt of record in Book 7667, Page 530, Register's Office for Davidson County, TN.

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

45378
IDENTIF. & REFERENCE

94 MAY -2 PM 3:59
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 652 Monte Carlo, Antioch, TN 37013
(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 29th day of April, 19 94

Ronald M. Gibson

Ronald M. Gibson

Dixie L. Gibson

Dixie L. Gibson

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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 Ronald M. Gibson and wife, Dixie L. Gibson

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 20th day of April, 19 94.

Commission expires 7/23/94

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

WARRANTY DEED

FROM

Ronald M. Gibson and wife, Dixie L. Gibson

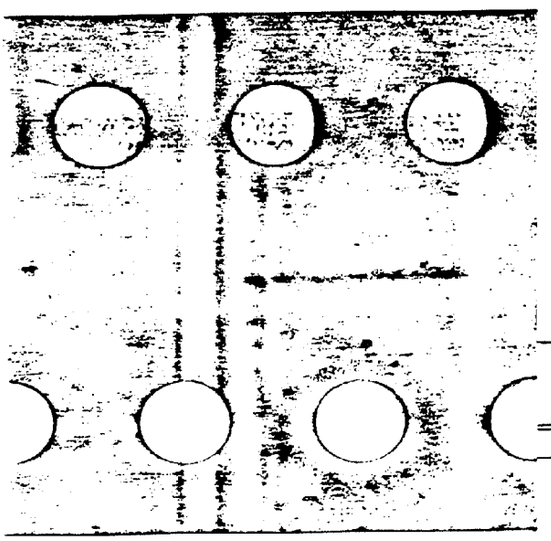
TO

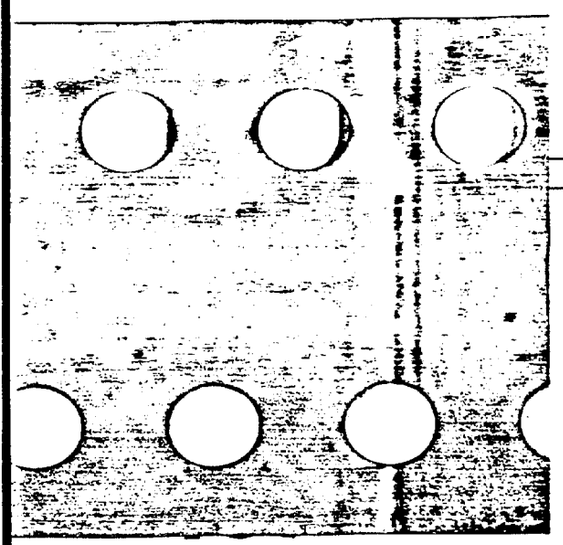
Melissa J. Washburn

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #38392

$18.87 CHECK 03/30/94 09:40





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 83750.00
CON TX 309.87
PRFEE 1.00
WDEED 8.00
TOTAL 318.87
CHECK 318.87

05/02/94 01 15:58 0001 0940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45378
IDENTIF. # REFERENCE

94 MAY -2 PM 3:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 786032