STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE KARL SATURN

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201
File #32318

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP/PARCEL NUMBERS
James W. Ferguson (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 103-12
210 Mayfair Road (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 178
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	26W 3320

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, Jeffrey R. Beals and wife, Lisa Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Ferguson and wife, Antonia F. Ferguson

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 6 Block "F" on the Plan of Cherokee Park, as of record in Book 547, Pages 169-170, 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 Jeffrey R. Beals and wife, Lisa Baker by deed from Doris Tenzel Fleischer and husband Gerald Fleischer of record in Book 7068, Page 701, Register's Office for Davidson County, TN.

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

94 MAY -2 PM 4:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

45396
IDENTIF. & REFERENCE

( ) improved (X) unimproved property, known as 210 Mayfair Road, Nashville, TN 37205
(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 25th day of April, 19 94

Jeffrey R. Beals

Lisa Baker

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9330 PAGE 754

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey R. Beals and wife, Lisa Baker

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 25th day of April 19 94.

Commission expires 1-7-95

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

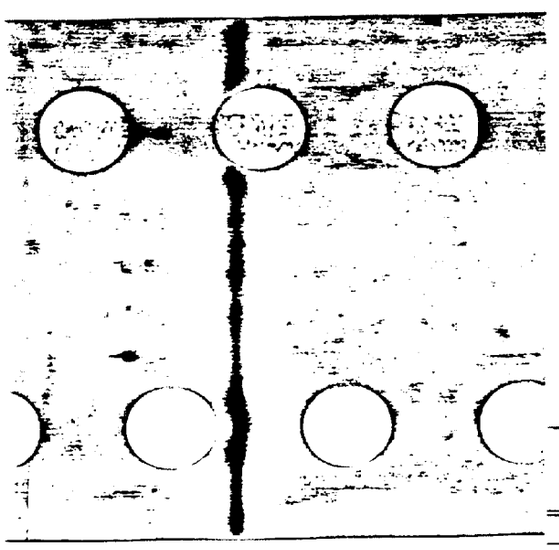
WARRANTY DEED

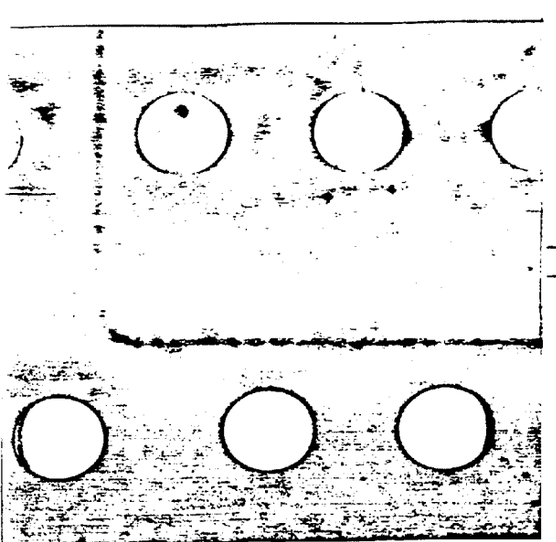
FROM
Jeffrey R. Beals and wife, Lisa Baker

TO
James W. Ferguson and wife, Antonia F. Ferguson

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #32318

MTG TAX 20.00 TOTAL 20.00 CHECK 10080:00





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

RECEIVED OF _____

FOR _____

BOOK 9330 PAGE 755

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	270000.00
CON TX	999.00
PRFEE	1.00
WDEED	8.00
TOTAL	1008.00
CHECK	1008.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45396
IDENTIF. ↑ REFERENCE

94 MAY -2 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786051