PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35282)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 86000.00

Holly Frielinghaus
Affiant

Sworn and subscribed before me this 31st day of May, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
David A. Frielinghaus Holly Frielinghaus 1911 Beechwood Avenue Nashville, Tennessee 37212	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, Ohio 45459	104-16-235 BOOK 9372 PAGE 444

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joan M. Branch, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David A. Frielinghaus and spouse, Holly Frielinghaus,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 221 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Plat Book 421, Page 34, Register's Office.

SAID part of said Lots No. 221 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Robert A. Branch and spouse, Joan M. Branch by deed from Jim Riggs and Susan Little Riggs, husband and wife, each owning a one-half undivided interest, of record in Book 8374, Page 470, said Register's Office. Robert A. Branch and Joan M. Branch have divorced . Robert A. Branch subsequently conveyed all his interest in subject property to Joan M. Branch by Quitclaim Deed recorded immediately prior to the recording hereof.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

94 JUN -3 AM 9:10
FELIX Z. DAVIDSON COUNTY, TENN.

58910

3780 06/08 0101 03CHECK 327.20

This is improved property, known as: 1911 Beechwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 1994.

Joan M. Branch

State of Tennessee
County of Davidson

On this 31st day of May, 1994, before me the undersigned authority, personally appeared **Joan M. Branch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

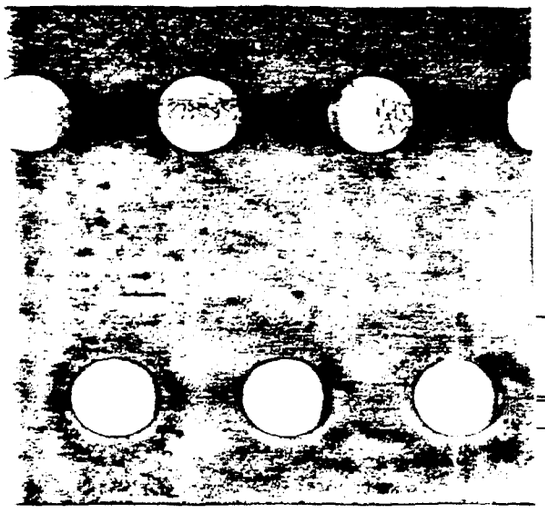
My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

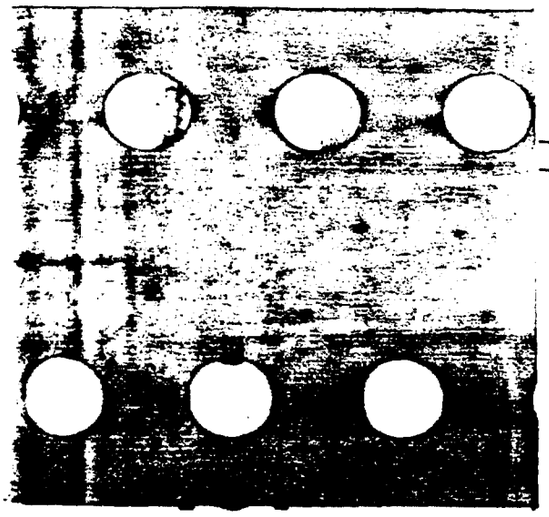
FOR _____

BOOK 9372 PAGE 445

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	86000.00
			CON TX	318.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	327.20
			CHECK	327.20
06/08/94	01	09:50	0001	3780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



58910
IDENTIFICATION REFERENCE

94 JUN -8 AM 9:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 800543