WARRANTY DEED

BOOK 9382 PAGE 554

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

x Melanie Lutenbacher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Lutenbacher (NAME)	First Republic Mortgage Corp. (NAME)	E50FTLOT 11
2706 West Linden Avenue (ADDRESS)	3310 West End Avenue, 4th Floor (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

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, Timothy H. Huestis and wife, Amanda G. Huestis and John L. Huestis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie Lutenbacher , 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, TN, being the easterly 50 feet of Lot No. 11 on the Plan of Sunset Park Subdivision, as shown on Plat of record in Book 332, Page 132, Register's Office of Davidson County, Tennessee.

Said portion of Lot No. 11 fronts 50 feet on the northerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back 163.25 feet on the westerly line and 163.1 feet on the easterly line, to a dead line on the rear, measuring 50 feet thereon.

Being the same property conveyed to Timothy H. Huestis and wife, Amanda G. Huestis and John L. Huestis by deed from Richard J. Morris, trustee, of record in Book 8628, Page 70, Register's Office for Davidson County, Tennessee.

This description is the same used in the previous deed of record.

62525
IDENTIF. ↑ REFERENCE

94 JUN 20 AM 10:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2706 West Linden Avenue, Nashville, TN 37212
(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 15th day of June 19 94

Timothy H Huestis
Timothy H. Huestis

John L Huestis by Tim H Huestis
John L. Huestis

Amanda G Huestis
Amanda G. Huestis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9382 PAGE 555

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy H. Huestis and wife, Amanda G. Huestis ~~and John L. Huestis~~,

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 Brentwood, Tennessee, this 15th day of June 19 94.

Commission expires January 27, 1996

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 WILLIAMSON

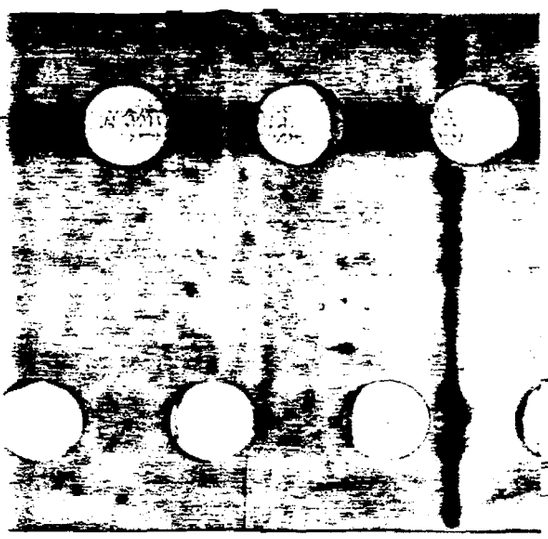
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy H. Huestis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for John L. Huestis and that he is authorized by him to execute this instrument on his behalf.

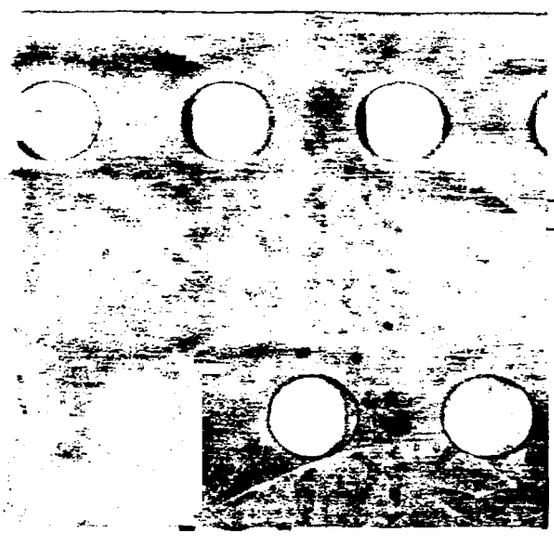
Witness my hand and seal at Brentwood, TN, this 15th day of June, 1994.

Notary Public

My commission expires 01/27/96

7695 06/20 0101 03CHECK 578.00





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

RECEIVED OF _____

FOR _____

BOOK 9382 PAGE 556

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 154000.00
				CON TX 569.80
				PRFEE 1.00
				MDEED 8.00
				TOTAL 578.80
				CHECK 578.80
06/20/94	01			10:24 0001 7695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62525
IDENTIF. ↑ REFERENCE

94 JUN 20 AM 10: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 804423