WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Judith L. Whalley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 94

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith L. Whalley (NAME)	First Republic Mortgage (NAME)	83-5
1305 Stratton Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	287
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (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, Deborah P. Thomas and husband, Timothy W. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith L. Whalley , 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:

Being Lot No. 7 of Block "A" in F. O. Beasleys Addition to East Nashville, of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of said lot.

Beginning at a point located 250 feet from the easterly margin of Allison Avenue in the northerly margin of Stratton Avenue fronting 50 feet thereon; thence in a northwesterly direction 170 feet between parallel lines to an alley fronting 50 feet thereon.

Being the same property conveyed to Deborah P. Thomas and wife, Timothy W. Thomas by deed from Employees' Credit Association of record in Book 9002, page 216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

68137

IDENTIFICATION REFERENCE

94 JUL -6 AM 9:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 1305 Stratton Avenue, Nashville, TN 37206
(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 30th day of June 19 94

Deborah P. Thomas

Timothy W. Thomas

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9398 PAGE 789

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah P. Thomas

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 30th day of June, 1994.

Commission expires July 27, 1996

Notary Public

STEVEN G. HARRIS NOTARY PUBLIC DAVIDSON COUNTY

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, Timothy W. Thomas

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1994.

NOTARY PUBLIC

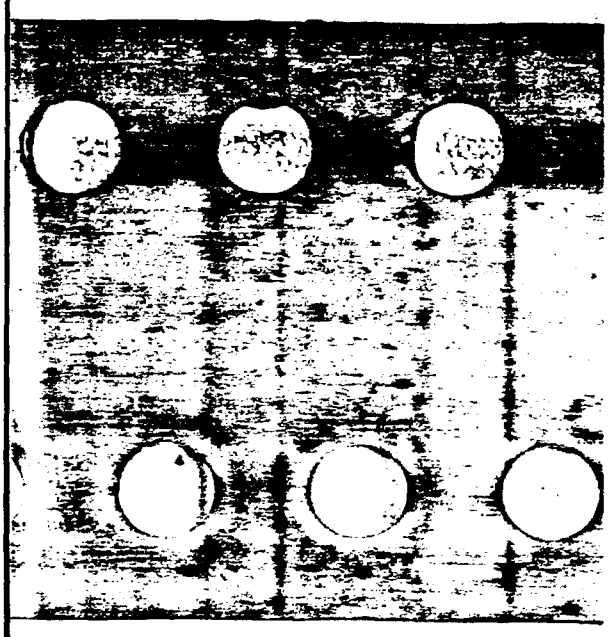
STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

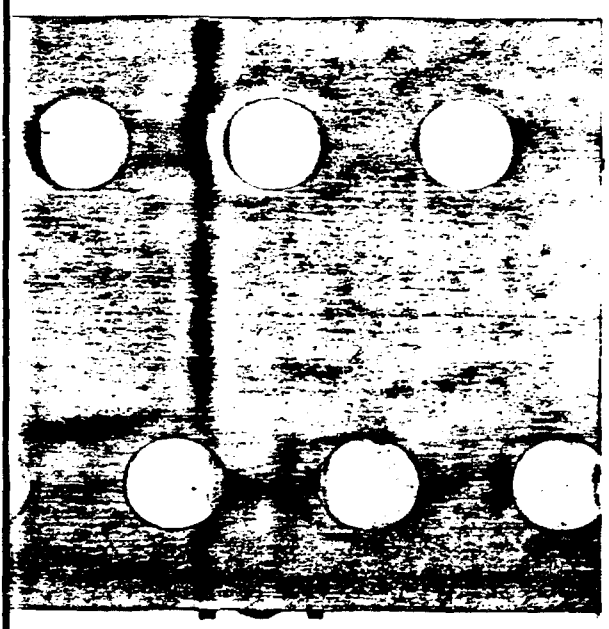
My commission expires:

My Commission Expires Nov. 20, 1996

3751 07/06 0101 03CHECK 212.50

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 9398 PAGE 790

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 212.50
				CHECK 212.50
07/06/94	01			09:28 0001 3751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68137
IDENTIF. & REFERENCE

94 JUL -6 AM 9:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 810396