STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Comm. Exp. Nov. 23, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Kenneth W. McLellan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 3401 West End Avenue, Suite 670, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. McLellan (NAME)	First Republic Mortgage (NAME)	091-11-0 053.00
5108 Illinois Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	12W 12885
Nashville, TN 37209 (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, Jo Ann Rist (formerly known as Jo Ann Wakefield) and husband, Hardy E. Rist

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. McLellan, unmarried

[illegible] 194.00

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 Lots Nos. 1013 and 1015 in Block 165 on the Plan of No. 1 - West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID lots front 100 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to a 25 foot alley in the rear.

Being the same property conveyed to Jo Ann Wakefield, unmarried, by deed from Morris B. Garland, Thomas Edward Garland, Clessie L. Garland, William C. Garland, and Lillie G. Hubbell, Heirs at Law of Eugene G. Garland, deceased, of record in Book 6320, page 378, Register's Office, Davidson County, Tennessee. The said Jo Ann Wakefield has since married and is now known as Jo Ann Rist.

Hardy E. Rist herein joins to convey any and all right and interest he may have; especially his marital rights.

FELIX [illegible] REGIS. DAVIDSON COUNTY, TN.
94 JUL 27 AM 8:51

74956
IDENTIF. + REFERENCE

unimproved ( )
This is improved (X) property, known as 5108 Illinois Avenue, Nashville, TN 37209
(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 ~~my~~ our hand s this 25th day of July 19 94

Jo Ann Rist
Jo Ann Rist

Hardy E. Rist
Hardy E. Rist

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 Jo Ann Rist and husband, Hardy E. Rist

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that They ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1994.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

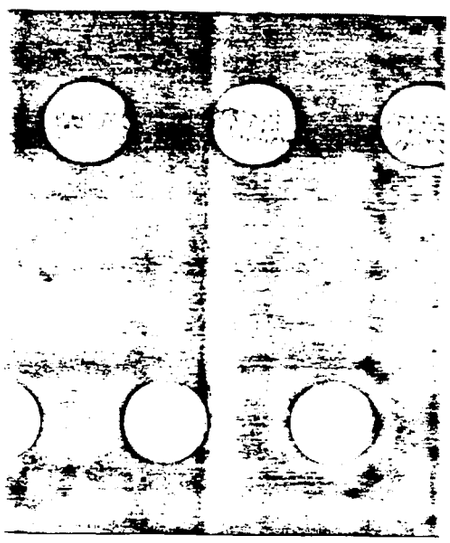
My Commission Expires Nov. 20, 1995

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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



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

RECEIVED OF _____

FOR _____

BOOK 9418 PAGE 194

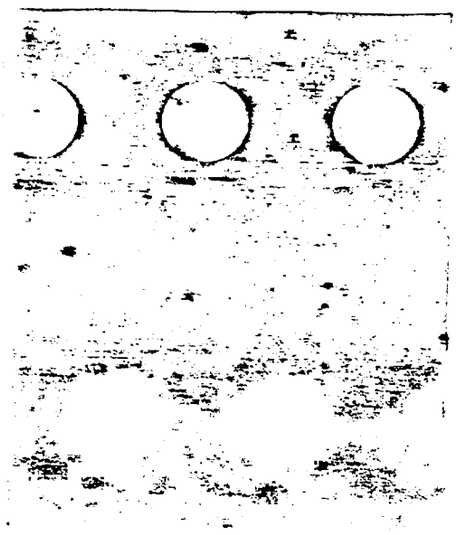
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

07/27/94 01 08:52 0001 1115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



74956
IDENTIF. & REFERENCE

94 JUL 27 AM 8:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 817673