RETURN TO:
HALLMARK TITLE CO.
3401 West End Ave. Suite 670
Nashville, TN 37203

BOOK 9476 PG 788

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00.

Bobby D. Davis
Affiant

My Commission Expires: _____

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 1994.

_____
Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

WARRANTY DEED

94 SEP 28 AM 9:40
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

94629
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Kathleen T. Maloney	First Republic Mortgage Corp.	13-22
6974 Clarksville Hwy.	6012 Wilmington Pike	14D 03702
Joelton, TN 37080	Dayton, OH 45459	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **RICHARD C. SIMMONS and wife, PATRICIA A. SIMMONS,** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **KATHLEEN T. MALONEY,** (the "Grantee"), her heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Atkins Subdivision, Section 2, of record in Plat Book 5210, page 380, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard C. Simmons and wife, Patricia A. Simmons, by quitclaim deed from Brenda J. Fisher, Trustee, of record in Book 8567, page 613, Register's Office, Davidson County, Tennessee.

This is improved/~~unimproved~~ property known as 6974 Clarksville Highway, Joelton, TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular 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 the 23rd day of September, 1994.

RICHARD C. SIMMONS

PATRICIA A. SIMMONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Richard C. Simmons and wife, Patricia A. Simmons, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

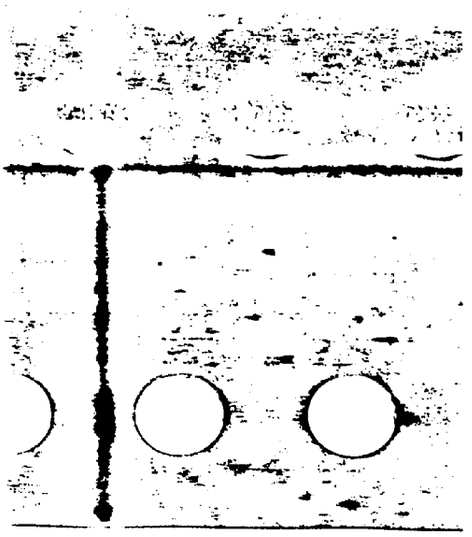
WITNESS my hand and official seal this the 23rd day of September, 1994.

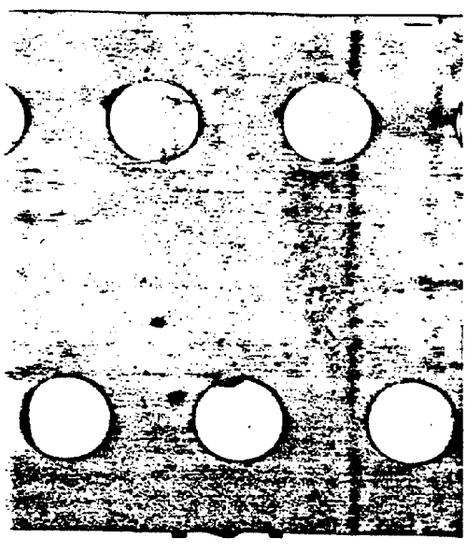
STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 20, 1996

2484 09/28 0101 03CHECK 314.25





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

RECEIVED OF _____

FOR _____

BOOK 9476 PG 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 82500.00
				CON TX 305.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 314.25
				CHECK 314.25
09/28/94	01			09:38 0001 2484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94629
IDENTIF. & REFERENCE

94 SEP 28 AM 9:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 838746