File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

PAID 9562 PG 266

#12929

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY KATHRYN HARBERSON	FIRST REPUBLIC MORTGAGE	Map 103-8
(NAME) 3926 Cambridge Avenue	(NAME) 6012 Wilmington Pike	Parcel 184
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Dayton, Ohio 45459	FN 26W800
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DOUGLAS B. WALSH AND WIFE, MARY ANN WALSH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY KATHRYN HARBERSON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 361 on the Plan of Richland Realty Co's Division "C", as of record in Plat Book 421, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas B. Walsh and wife, Mary Ann Walsh by deed from Joe B. Herlong, Jr. and wife, Darby A. Herlong of record in Book 8616, page 449, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, page 31, said Register's Office.

22390
IDENTIF. & REFERENCE

95 JAN -3 PM 1:56
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3926 Cambridge Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of December, 19 94.

Douglas B Walsh
DOUGLAS B. WALSH

Mary Ann Walsh by Douglas B Walsh
MARY ANN WALSH
BY: DOUGLAS B. WALSH, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH

BOOK 9562 PG 267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS B. WALSH with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of December, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS B. WALSH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes theein contained, and who further acknowledged that he is the Attorney-In-Fact for the said MARY ANN WALSH, and is authorized by the said MARY ANN WALSH to execute this instrument on her behalf.

Witness my had at office, this 29th day of December, 1994.

My Commission Expires: 11/20/96 NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Mary Kathryn Harberson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 94

MY COMMISSION EXPIRES: 11/20/96 Notary Public
(AFFIX SEAL)

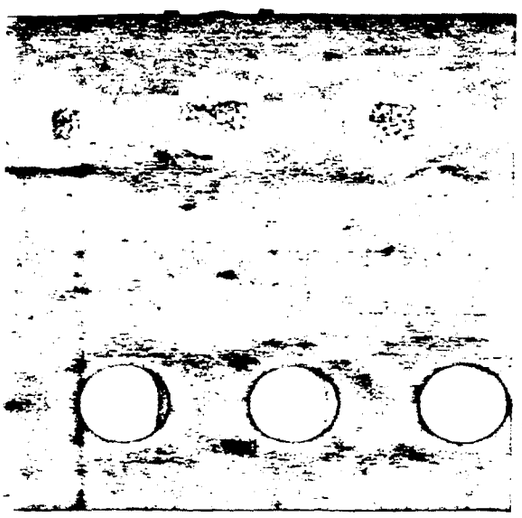
WARRANTY DEED

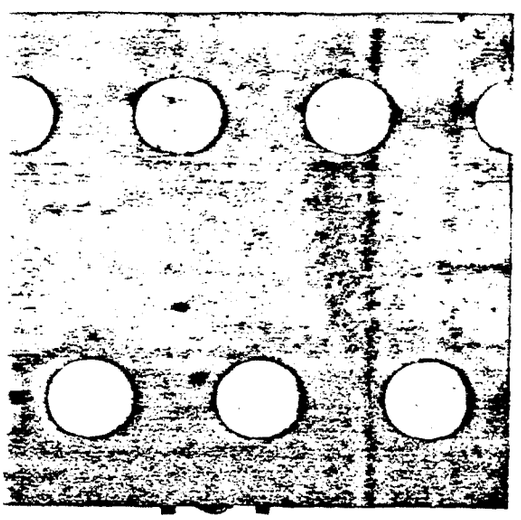
FROM DOUGLAS B. WALSH AND WIFE, MARY ANN WALSH

TO MARY KATHRYN HARBERSON

B731 01/03 0101 03CHECK 426.75

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9562 PG 268

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 112900.00
CON TX 417.73
PRFEE 1.00
WDEED 8.00
TOTAL 426.73
CHECK 426.73

01/03/95 01 13:56 0001 8731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22390
IDENTIF. ↑ REFERENCE

95 JAN -3 PM 1:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 868608