BOOK 9633 PG 901

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Choate	First Republic Mortgage	104-14-0 087.00
(NAME)	(NAME)	
2901 Westmoreland Drive	6012 Wilmington Pike	24W 04750
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dayton, Ohio 45459	
(CITY) (STATE) (ZIP)	(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, Victoria E. Janson(formerly known as Victoria E. Franks) and husband, Michael Lee Bierly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Choate and wife, Nancy H. Choate

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 Lot No. 37 and the easterly 5 feet of Lot No. 38 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, of the Register's Office for Davidson County, Tennessee. Said Lot No. 37 and the easterly 5 feet of Lot No. 38 are described together as follows:

Beginning on the southerly margin of Westmoreland Drive 5 feet westerly from the corner of Lots 37 and 38; thence southerly 186 feet to the northerly margin of an alley; thence with said alley easterly 70 feet, more or less, to the westerly margin of 29th Avenue South, thence with the westerly margin of said Avenue, northerly to the beginning of a curve; thence around said curve northwesterly to the southerly margin of said Drive; thence with the southerly margin of said drive westerly to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM, is that part of said property conveyed to J. J. Ray and wife, Ruth D. Ray, by deed from S. A. Weakley and wife, Mary D. Weakley, of record in Book 2195, page 585, Register's Office for said County and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: In the city of Nashville, on the south side of Westmoreland Drive. Beginning at a point sixty-one (61) feet, more or less, from the northwest corner of the J. J. Ray and wife, tract of land, said point being at the eastern edge of the eastern concrete driveway strip and seven feet four inches (7'4") more or less eastward from the east face of a concrete wall and on the southern margin of the sidewalk, said point being the corner of the S. A. Weakley and wife and the J. J. Ray and wife tracts of land,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2901 Westmoreland Drive, 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 ~~my~~ our hand ~~s~~ this 30th day of March 19 95

Victoria E. Janson

Michael Lee Bierly

BOOK 9633 PG 902

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 Victoria E. Janson and husband, Michael Lee Bierly

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 ~~Goodlettsville~~ Nashville, Tennessee, this 30th day of March 19 95.

Commission expires _____

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

47553

LEGAL DESCRIPTION CONTINUATION

thence eastward one foot more or less to the western face of a stone wall, thence in a general southerly direction along the various courses of the western face of the said stone wall one hundred and eighty-six (186) feet more or less to a point on the northern margin of an alley, said point being the corner of the S. A. Weakley and wife and the J. J. Ray and wife tracts of land, thence in a general northerly direction one hundred and eighty-six (186) feet more or less in a straight line to the point of beginning. The strip of land described herein is three and one-half (3-1/2) feet more or less wide at its widest point, opposite the southeast corner of the J. J. Ray and wife residence.

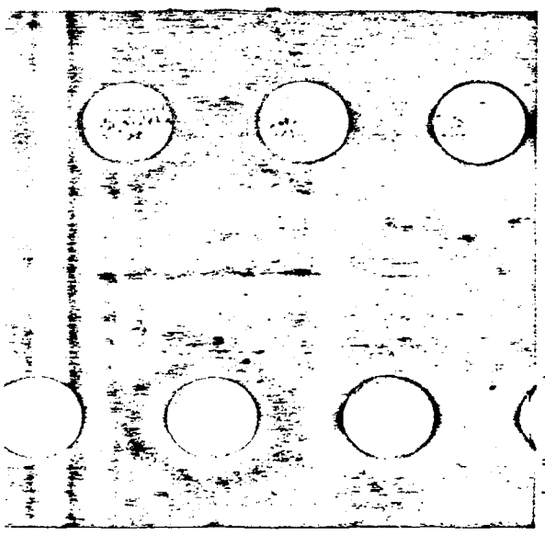
Being the same property conveyed to Jeffery J. Franks and wife, Victoria E. Franks by deed from Mary Dickson Weakley of record in Book 4816, page 156, Register's Office, Davidson County, Tennessee. The said Jeffery J. Franks and Victoria E. Franks have since divorced. Jeffery J. Franks having since conveyed his right, title and interest in said property to Victoria E. Janson (formerly known as Victoria E. Franks) by quitclaim deed of record in Book 6373, page 738, Register's Office, Davidson County, Tennessee.

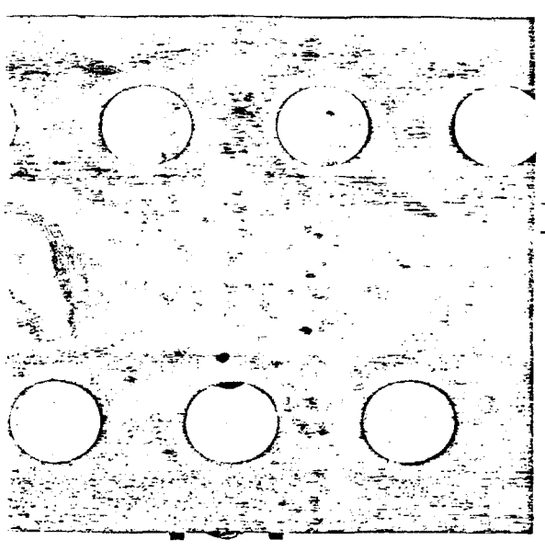
Michael Lee Bierly herein joins to convey any and all right and interest he may have; especially his marital rights.

The legal description contained herein is the same as in the previous deed of record.

Subject to an easement of record in Book 3701, page 24, said Register's Office.

5502 04/03 0101 03CHECK 512.13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9633 PG 904

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
134900.00
CON TX 499.13
PRFEE 1.00
WDEED 12.00
TOTAL 512.13
CHECK 512.13

04/03/95 01 09:38 0001 6502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47553
IDENTIF. & REFERENCE

95 APR -3 AM 9:38

DAVIDSON

No. 896034