FORM NO. WD-1 REV. 10-86

BOOK 9701 PG 840

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 95.

Notary Public

MY COMMISSION EXPIRES: July 22, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, 5400 Maryland Way, Suite 101, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis W. Riley (NAME)	First Republic Mortgage Corporation (NAME)	Map 160-15-0
5809 Hearthstone Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	Parcel 3.00
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Dayton, OH 45459 (CITY) (STATE) (ZIP)	6 DU 60261

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, WE, Francis Wagner and wife, Bernadette Wagner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis W. Riley and wife, Kelley E. Riley

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: TAX 789.70

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hearthstone, Phase I, as of record in Book 5200, page 218 and amended in Book 5767, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by deed of record in Book 9283, page 392, Register's Office for Davidson County, Tennessee.

Said conveyance is made subject to any and all existing easements contained of record.

Stephanie Wagner executes this instrument in behalf of Francis Wagner pursuant to a Power of Attorney being placed of record simultaneously herewith.

MAIL ENV.

95 JUN 15 AM 9:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0070108

This is unimproved ( ) improved (XX) property, known as 5809 Hearthstone Drive, Brentwood, TN 37027
(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 9th day of June, 19 95

Francis Wagner by

Francis Wagner by
Stephanie Wagner, Atty. in Fact

Stephanie Wagner
Attorney-in-fact.

Bernadette Wagner

STATE OF TENNESSEE
Davidson County

BOOK 9701 PG 841

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 95

Commission expires July 22, 1995

Notary Public
Ruth M. Foran

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

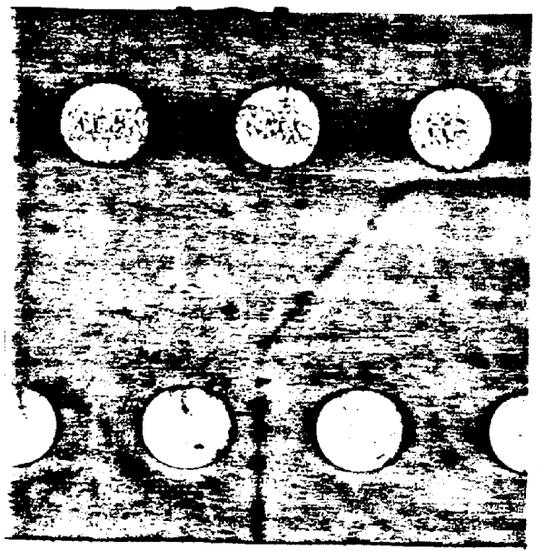
On this 9th day of June, 19 95, personally appeared before me, Stephanie Wagner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Francis Wagner and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 9th day of June, 19 95.

Notary Public
Ruth M. Foran

My commission expires:
July 22, 1995

[redacted]



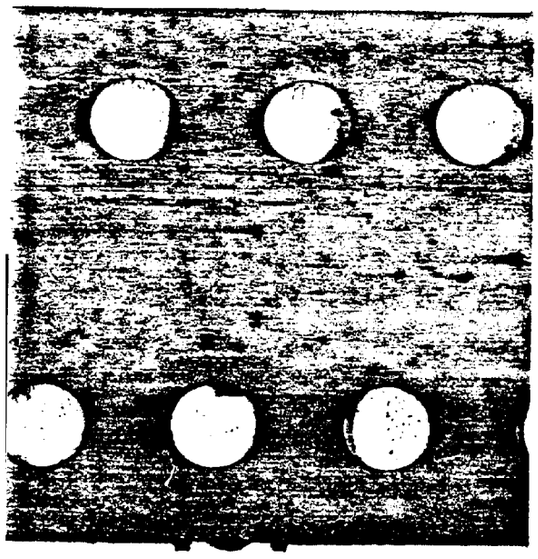
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9701 PG 842

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 211000.00
CON TX 780.70
PRFEE 1.00
MISC 8.00
TOTAL 789.70
CHECK 789.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/95 01 09:53 0001 1261

0070108
IDENTIF. & REFERENCE

95 JUN 15 AM 9:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 920500