PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36756
Dav. Co. File: Box 8

95 JUL 28 AM 10: 30
REGISTER
DAV. TN.

00833383

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sandra L. Adams 132 Cumberland Trace Nashville, Tennessee 37214	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, Ohio 45459

TAX MAP-PARCEL NUMBERS: 73-16A-132

5848 07/28 0101 03CHECK 304.63

WARRANTY DEED

BOOK 9743PG282

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Durham Windrow and Nancy O. Zoretic,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sandra L. Adams, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 132 on the plan of Cumberland Trace, of record in Book 5200, page 724, Register's Office for said County and to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Anna Durham Windrow and Nancy O. Zoretic by deed from Cumberland Trace Partnership, a Tennessee general partnership of record in Book 6323, page 205, said Register's Office. By Quitclaim Deed of record in Book 9429, page 782, said Register's Office, James Edwin Windrow conveyed his interest in subject property to Anna Durham Windrow.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6218, Page 528, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 132 Cumberland Trace, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 1995.

Anna Durham Windrow

Nancy O. Zoretic

BOOK 9743 PG 283

State of Tennessee
County of Davidson

On this 27th day of July, 1995, before me the undersigned authority, personally appeared **Anna Durham Windrow** and **Nancy O. Zoretic**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

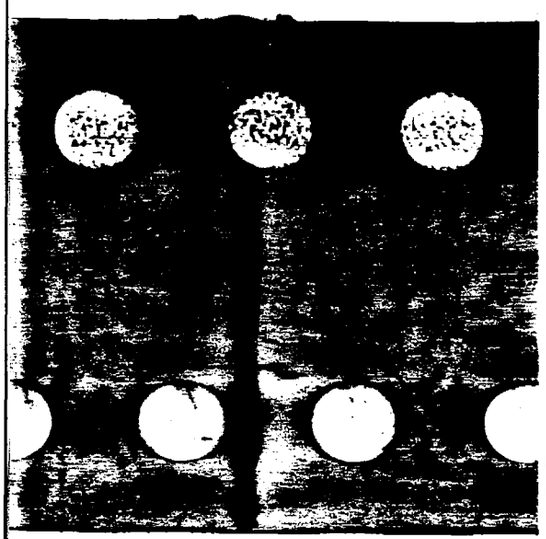
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 79900.00

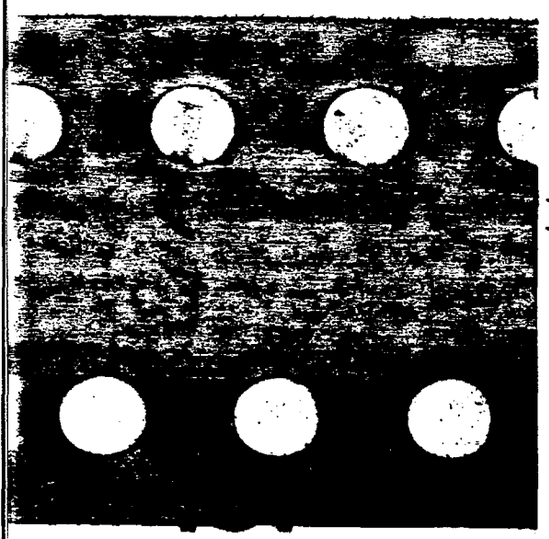
Sandra S. Adams
Affiant

Sworn and subscribed before me on the 27th day of July, 1995.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public





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

RECEIVED OF _____

FOR _____ BOOK 9743 PG 284

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

07/28/95 01 10:30 0001 5848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0083383
IDENTIF. # REFERENCE

95 JUL 28 AM 10:30

REGISTER
DAVIDSON COUNTY, TN.

No. 934904