BOOK 9752 PG 770

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 95 Notary Public MY COMMISSION EXPIRES: 10/13/97 (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
Robert L. Deeter (NAME)	First Republic Mortgage (NAME)	162-02-0 257.00
256 Coleridge Court (ADDRESS)	6012 Wilmington Pike (ADDRESS)	5DU 51618
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (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, Deborah L. Klar and husband, Alfred H. Klar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Deeter and wife, Goldie M. Brown

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. 17 on the Plan of Colemont Heights, Section 2, as of record in Book 5300, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles C. Abdon and wife, Deborah L. Abdon by deed from Eddie C. Street and wife, Sharon G. Street of record in Book 5449, page 317, Register's Office, Davidson County, Tennessee. The said Charles C. Abdon and Deborah L. Abdon have since divorced and pursuant to the terms of the Final Decree of Divorce, Docket No. 91D-3883, Second Circuit Court for Davidson County, Tennessee, Charles C. Abdon conveyed all his right, title and interest in said property to Deborah L. Abdon by quitclaim deed of record in Book 8605, page 37, said Register's Office. Deborah L. Abdon has since married and is now known as Deborah L. Klar.

Alfred H. Klar herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ( )
This is improved (X) property, known as 256 Coleridge Court, Antioch, TN 37013
(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 hand this 31st day of July 19 95

Deborah L. Klar

Deborah L. Klar

Alfred H. Klar

Alfred H. Klar

BOOK 9752 PG 771

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 Deborah L. Klar and husband, Alfred H. Klar

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 31st day of July, 1995.

Commission expires 10/13/97

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

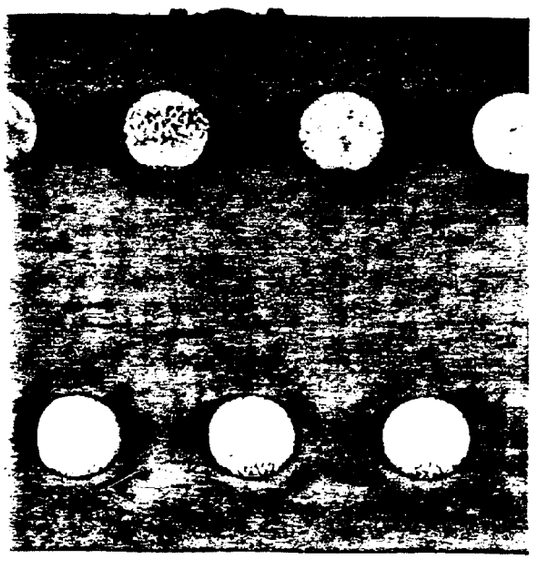
95 AUG -4 AM 10:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

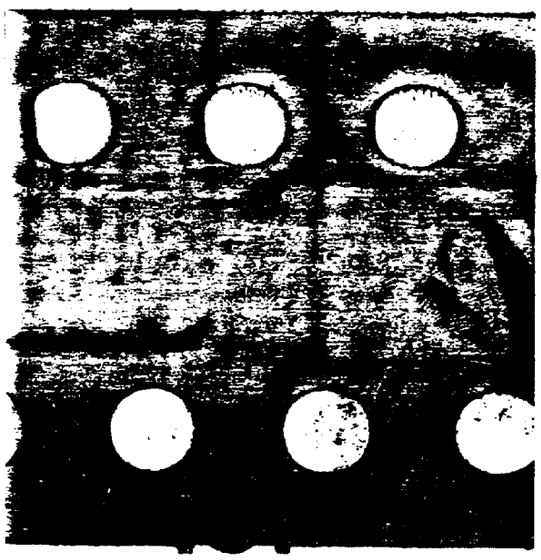
IDENTIF. & REFERENCE

00086205

8895 08/04 0101 03CHECK

314.25





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

RECEIVED OF _____

FOR _____

BOOK 9752 PG 772

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/95 01 10:53 0001 8895

0086205
IDENTIF. ↑ REFERENCE

95 AUG -4 AM 10: 53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 937921