BOOK 9780 PG 521

00095579

IDENTIF. & REFERENCE

95 AUG 31 PM 1:58

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

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: (cmw) Title No: 36795
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julia E. Tanner 3300 Trimble Road Nashville, TN 37215	First Republic Mortgage Corporation 6012 Wilmington Pike Dayon, Ohio 45459

TAX MAP-PARCEL NUMBERS: 131-1-81 07DA 44550

9036 08/31 0101 03CHECK 504.80

WARRANTY DEED

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 **Jeffrey A. Damon and spouse, Cynthia D. Damon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julia E. Tanner, 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 Lot No. 45 on the plan of B.N. Stammer Subdivision, of record in Book 1424, page 23, said Register's Office.

SAID Lot No. 45, which is a corner lot, fronts 80.00 feet on the northerly margin of Castleman Drive and fronts 230.00 feet on the easterly margin of Trimble Road, said frontages being joined by a curve having a length of 31.42 feet, and extends back 250.00 feet on the easterly line and 100.00 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Jeffrey A. Damon and spouse, Cynthia D. Damon, by deed from Woodrow H. Arnold and spouse, Emma Pearl Arnold, of record in Book 8667, page 608, said Register's Office.

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

This is improved property, known as: 3300 Trimble Road, Nashville, TN 37215

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 30th day of August, 1995.

Jeffrey A. Damon **Cynthia D. Damon**

State of Tennessee
County of Davidson

On this 30th day of August, 1995, before me the undersigned authority, personally appeared **Jeffrey A. Damon** and **Cynthia D. Damon**, 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: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

State of Tennessee
County of Davidson

A F F I D A V I T

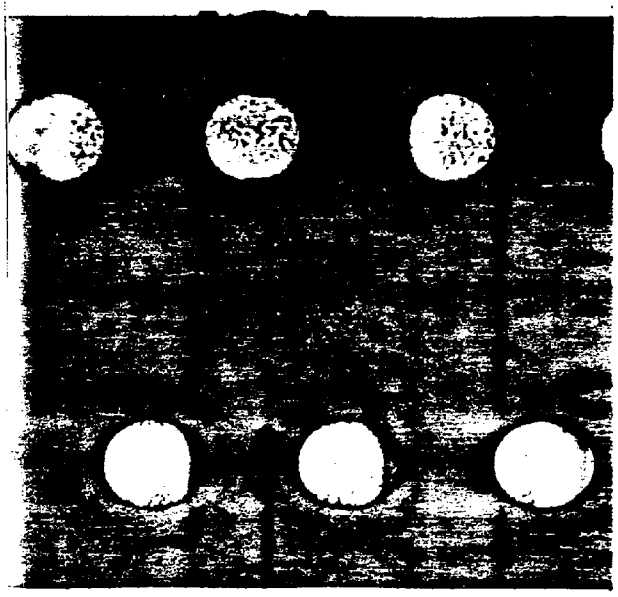
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 134000.00

Affiant

Sworn and subscribed before me on the 30th day of August, 1995.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

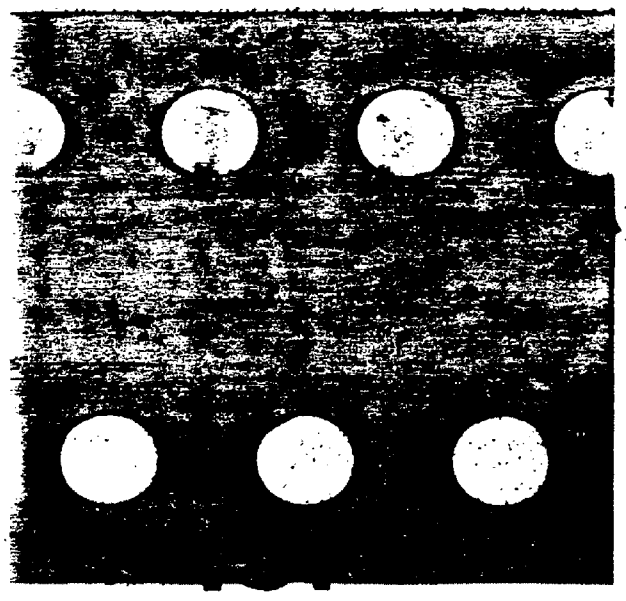
RECEIVED OF _____

FOR _____

BOOK 9780 PG 523

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 134000.00
CON TX 495.80
PRFEE 1.00
WDEED 8.00
TOTAL 504.80
CHECK 504.80

08/31/95 01 13:58 0001 9036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095579
IDENTIF. ↑ REFERENCE

95 AUG 31 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947949