BOOK 9795 PG 342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Luda Davies
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luda Davies (NAME)	First Republic Mortgage (NAME)	MAP 131-031-0
1703 Green Hills Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 100.00
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	16DA-23355

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, J. Caleb Wallwork and Kathryn L. Wallwork

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luda Davies, a single person

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 49 on the map of Green Hills Subdivision No. 2, of record in Book 547, Page 139, Register's Office for said County, said Lot No. 49 fronts 70 feet on the southerly side of Green Hills Avenue and runs back between lines, 164 feet 5 inches on the Westerly line and 163 feet 9 inches on the easterly line to a dead line, on which it measures 70 feet.

Being the same property conveyed to J. Caleb Wallwork, by deed from James R. Cheshire, III, Trustee, under the will of Lee Holland Wallwork, of record in Book 9160, page 206, Register's Office for Davidson County, Tennessee.

Kathryn L. Wallwork executed this instrument on behalf of J. Caleb Wallwork pursuant to a Power of Attorney which is being placed of record currently herewith.

Kathryn L. Wallwork herein joins to convey any and all right and interest she may have; especially her marital rights.

95 SEP 15 AM 8:48
FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN

0100374
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1703 Green Hills Avenue, Nashville, Tennessee 37215
(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 12th day of September 19 95

J. Caleb Wallwork
By: Kathryn L. Wallwork Attorney-in-fact
Kathryn L. Wallwork, Attorney-in-fact

Kathryn L. Wallwork
Kathryn L. Wallwork

BOOK 9795 PG 343

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 Kathryn L. Wallwork

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of September, 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

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 Kathryn L. Wallwork with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of J. Caleb Wallwork , as his Attorney in Fact as the free act and deed of the within named J. Caleb Wallwork.

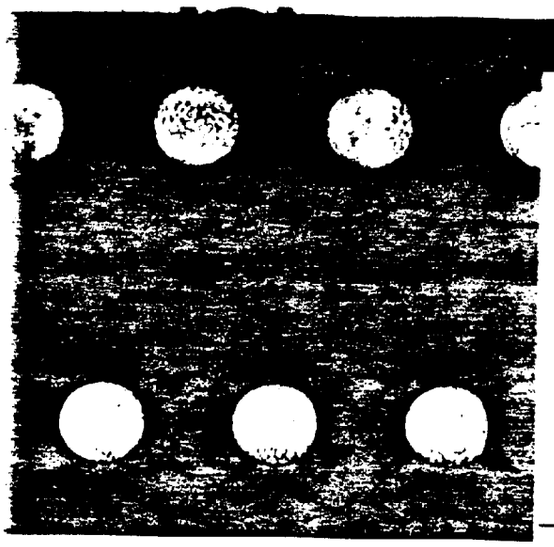
Witness my hand and official seal at Nashville, Tennessee, September 12, 1995.

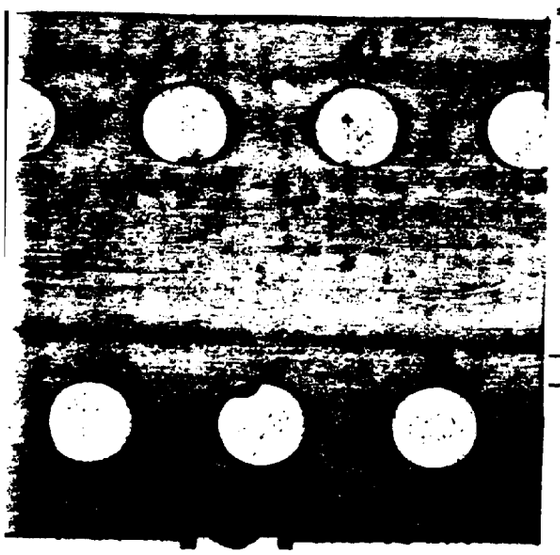
Notary Public

My Commission Expires

4197 09/15 0101 03CHECK

471.50





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

RECEIVED OF _____

FOR _____

BOOK 9795 PG 344

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/95 01 08:47 0001 4197

01003374
IDENTIF. ↑ REFERENCE

95 SEP 15 AM 8:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953054