WARRANTY DEED

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Mar. 5, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 95

Sheila B. Morris
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
Joe D. Moore (NAME)	First Republic Mortgage (NAME)	MAP 010.00-0
336 View Ridge Drive (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 060.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	10D-26020

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, George E. Boykin, Jr. and wife, Sheila L. Boykin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe D. Moore , 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:

Land in Davidscon County, Tennessee, being Lot No. 37 on the plan of Section One, Ridgeview Estates, of record in Book 5200, page 356, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George E. Boykin, Jr. and wife, Sheila L. Boykin by deed from Thomas H. Blanton, and wife Brenda F. Blanton of record in Book 8683, page 767, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5782, page 7 , and re-recorded in Book 5782, Page 102 said Register's Office.

95 SEP 18 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
is improved (X) property, known as 336 View Ridge Drive, Goodlettsville, TN 37072
(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 15th day of September 19 95

George E. Boykin, Jr.

Sheila L. Boykin

BOOK 9796PG930

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 George E. Boykin, Jr. and wife, Sheila L. Boykin

the bargainor s, 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 Goodlettsville, Tennessee, this 15th day of September, 19 95.

Commission expires _____

SHELBY MORRIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sheila B. Morris
Notary Public

My Commission Expires Mar. 5, 1996

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 _____.

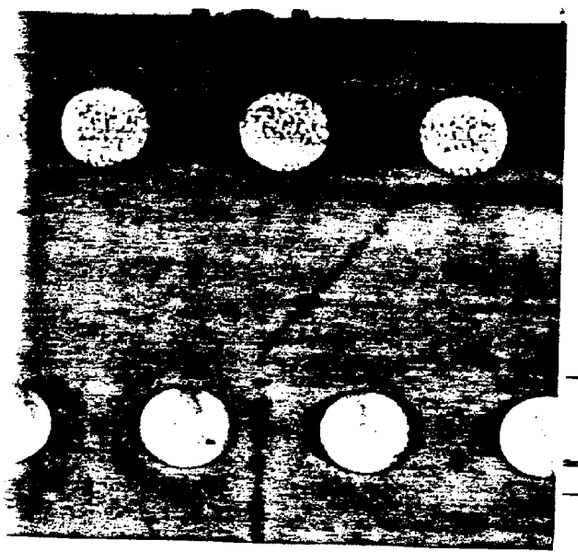
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

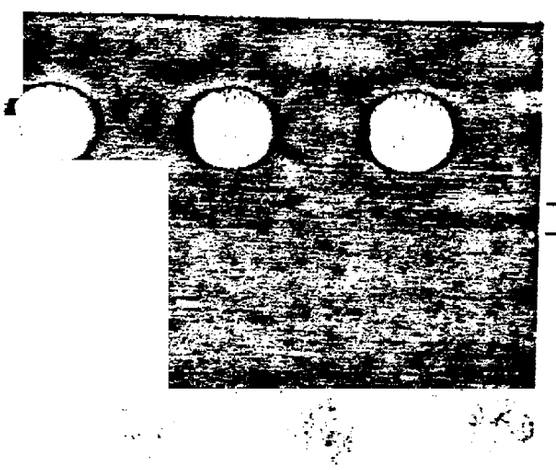
My commission expires _____

_____
Notary Public

4870 09/18 0101 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 9796 PG 931

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 101250.00
CON TX 374.44
PRFEE 1.00
WDEED 8.00
TOTAL 383.44
CHECK 383.44

09/18/95 01 08:52 0001 4870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101004
IDENTIF. ➔ REFERENCE

95 SEP 18 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953722