WARRANTY DEED

BOOK 9810 PG 208

My Commission Expires Nov. 20, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Mail **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
Richard D. Skrance (NAME)	First Republic Mortgage (NAME)	MAP 075-13-0
323 Jacksonian Drive (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PAR 150.00
Hermitage, Tennessee (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	4D-31302

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, Estate of Hattie Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Skrance, 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 Davidson County, Tennessee, being Lot No. 30 on the Map of Hermitage Hills, S/D, of record in Book 2900, page 49, Register's Office for said County.

95 SEP 29 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE 0106330

Being the same property conveyed to Hattie Martin, by deed from Thomas L. L. Irwin and wife Sarah M. Irwin of record in Book 3643, page 225, Register's Office for Davidson County, Tennessee. The said Hattie Martin died testate where the last Will and Testament of Hattie Christine Martin appointed Larry Tucker, Executor and empowered him to execute this deed on behalf of the Estate of Hattie Christine Martin. File No. 95P1522 Probate Court Clerks Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 323 Jacksonian Drive, Hermitage, Tennessee
(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 22nd day of September, 19 95

Estate of Hattie Martin
By: _____
Larry Tucker, Executor

BOOK 9810 PG 209

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 Larry Tucker, Executor

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 22nd day of September, 19 95.

Commission expires _____

LARGE
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

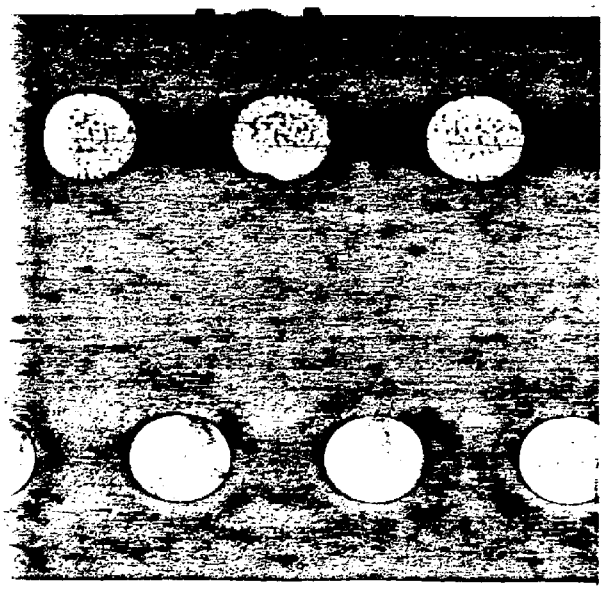
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

0535 09/29 0101 03CHECK
260.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

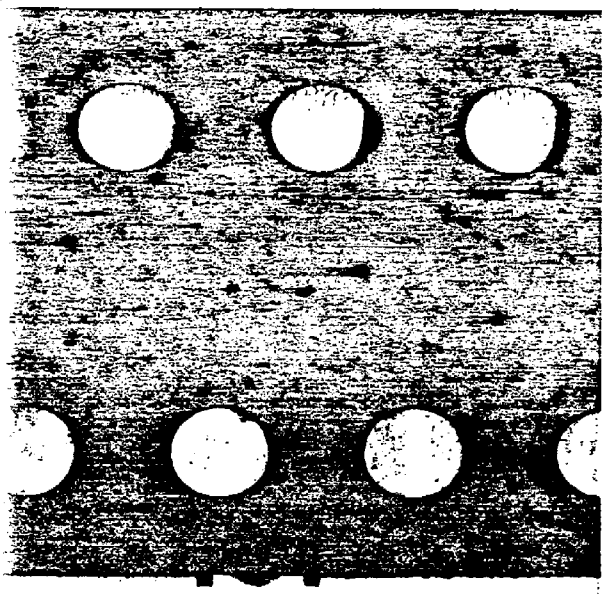
RECEIVED OF _____

FOR _____

BOOK 9810 PG 210

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/29/95 01 09:17 0001 0535

0106330
IDENTIF. ↑ REFERENCE

95 SEP 29 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959337