PREPARED BY (AND RETURN TO):

BOOK 9837 PG 412

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: 36988
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melanie Lutenbacher 1804 Ashwood Avenue Nashville, TN 37212	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, Ohio 45459

TAX MAP-PARCEL NUMBERS: 104-16-75 24W 08790

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 **William J. Leland and spouse, Lisa Sykes Leland,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melanie Lutenbacher, unmarried,** 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 the East 25 feet of Lot No. 139 and the West 25 feet of Lot No. 140 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, said Register's Office.

SAID parts of said lots adjoin and front together 50 feet on the northerly side of Ashwood Avenue and run back between parallel lines, 175 feet to an alley.

BEING the same property conveyed to William J. Leland and spouse, Lisa Sykes Leland, by deed from Donna R. Orr (now Donna Rae Howley) a single person, of record in Book 8839, page 308, 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: 1804 Ashwood Avenue, Nashville, TN 37212

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 17th day of October, 1995.

William J. Leland

William J. Leland

Lisa Sykes Leland

Lisa Sykes Leland

State of Tennessee
County of Davidson

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On this 17th day of October, 1995, before me the undersigned authority, personally appeared **William J. Leland** and **Lisa Sykes Leland**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

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: $ 208000.00

Melanie Rietenbacher
Affiant

Sworn and subscribed before me on the 20th 23rd day of October, 1995.

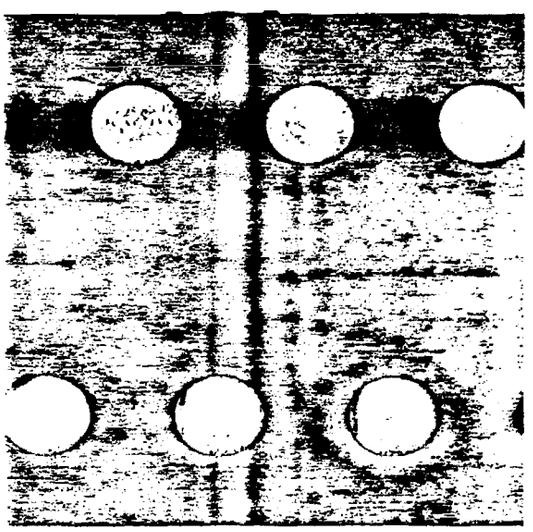
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

0115641
IDENTIFICATION REFERENCE

95 OCT 25 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3485 10/25 0101 03CHECK 778.60



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

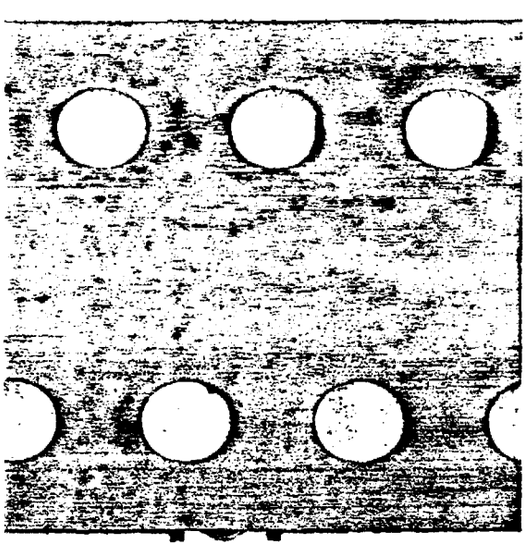
RECEIVED OF _____

FOR _____

BOOK 9837 PG 414

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



DAMT	
	208000.00
CON TX	769.60
PRFEE	1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	8.00
TOTAL	778.60
CHECK	778.60

10/25/95 01 10:16 0001 0485

0115641
IDENTIFICATION REFERENCE

95 OCT 25 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969162