File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9872 PG 898

3010 11/30 0101 03CHECK 545.50

#13491

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD A. KILBURN	FIRST REPUBLIC MORTGAGE	117-15
(NAME)	(NAME)	
1615 South Observatory Drive	6012 Wilmington Pike	95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Dayton, Ohio 45459	16DA22920
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ESTATE OF MILDRED SMARTT WRIGHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. KILBURN AND WIFE, DAPHNE B. KILBURN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 24 on the Plan of Section 1 Green Hills Subdivision, as of record in Plat Book 547, page 128, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to P. G. Wright and wife, Azil A. Wright by deed from Martha Fite James, Trustee of record in Book 954, page 509, said Register's Office. Azil A. Wright having since died, and P. G. Wright subsequently married Mildred M. Smartt. P. G. Wright having since died and devising said property to Mildred Smartt Wright by Will of record in Will Book 109, page 201, Probate Court for Davidson County, Tennessee. The said Mildred Smartt Wright having since died.

This conveyance is made subject to all matters appearing on the plan of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee.

95 NOV 30 AM 10:16

DAVIDSON COUNTY, TN.

0127198

unimproved ( )
This is improved (XX) property, known as 1615 South Observatory Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of November, 19 95

James W. Morris, II, Executor

JAMES W. MORRIS, II, EXECUTOR
OF THE ESTATE OF MILDRED SMARTT WRIGHT

BOOK 9872 PG 899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. MORRIS, II, EXECUTOR

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of November, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. MORRIS, II

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of ESTATE OF MILDRED SMARTT WRIGHT the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 22nd day of November, 19 95

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Daphne B. Kilburn
Affiant

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

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

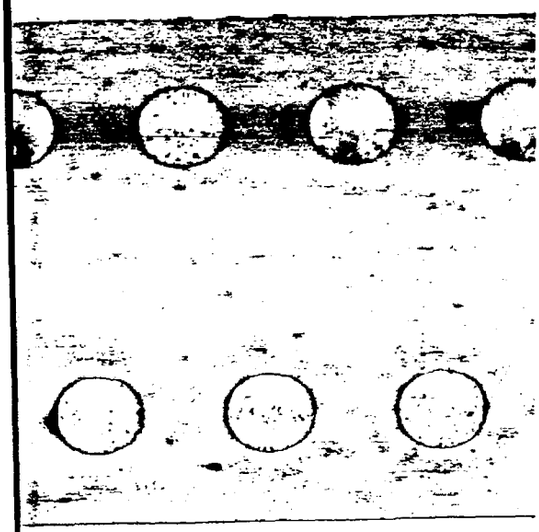
Notary Public

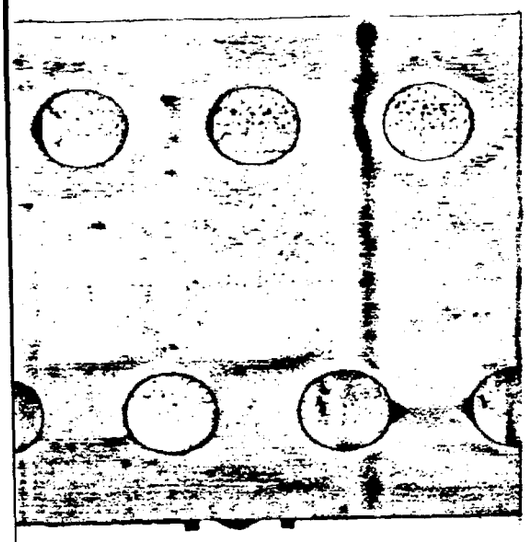
WARRANTY DEED

FROM ESTATE OF MILDRED SMARTT WRIGHT

TO RICHARD A. KILBURN AND WIFE, DAPHNE B. KILBURN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9872 PG 900

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3010

0127198
IDENTIFICATION REFERENCE

93 NOV 30 AM 10:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 981524