BOOK 9891 PG 664

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34049

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 112,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES 4/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
David C. Smith (NAME)	First Republic Mortgage Corp. (NAME)	103-3-104
5002 Idaho Avenue (ADDRESS)	1000 Northchase Dr., Suite 120 (ADDRESS)	25W 2060
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37075 (CITY) (STATE) (ZIP)	

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, Jay S. Steinberg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Smith, Unmarried

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 the westerly 50 feet of the easterly 110 feet of the southerly 150 feet of Block No. 18 on the map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the northerly margin of Idaho Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jay S. Steinberg by deed from Amy J. Grigor Moore and husband, Robert S. Grigor of record in Book 8853, Page 647, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

PAID 12/13 0101 03CHECK 425.25

unimproved ( )
This is improved (X) property, known as 5002 Idaho Avenue, Nashville, TN 37209
(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 4th day of December, 19 95

Jay S. Steinberg by Morton H. Kopperman Atty-in-fact
Jay S. Steinberg

BOOK 9891 PG 665

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 Jay S. Steinberg

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 Nashville, Tennessee this 4th day of December 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

On this the 4th day of December, 1995, before me personally appeared Martin A. Koperman to me known to be the person who executed the foregoing instrument in behalf of Jay S. Steinberg as his Attorney in Fact, and acknowledged the Atty in Fact executed the same as the free act and deed of the said Jay S. Steinberg.

Witness my hand and official seal at Nashville, Tn, this the 4th day of December 1995.

Notary Public

My Commission Expires: 7/25/98

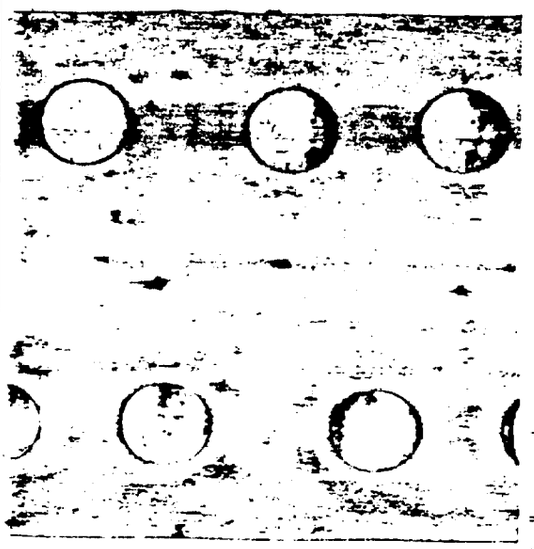
ALAN D. MAZER
NOTARY PUBLIC
DAVIDSON COUNTY, TN

95 DEC 18 PM 3:48

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0133126



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

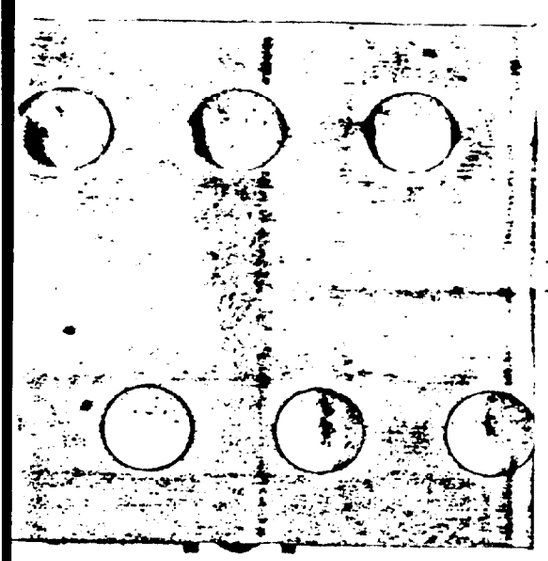
RECEIVED OF _____

FOR _____

BOOK 9991 PG 666

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	
	112500.00
CON TX	425.25
PRFEE	1.00
MTGFEE	8.00
TOTAL	425.25
PAID	425.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~12-17-93 01 15:32 0001 9434~~

0133126
IDENTIFICATION REFERENCE

93 DEC 18 PM 3:48

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 987865