WARRANTY DEED

MIGNON SMELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires MAR. 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven G. Waters (NAME)	First Republic Mortgage (NAME)	158-02-0 009.00
6228 Hillsboro Pike (ADDRESS)	6012 Wilmington Pike (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (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, Marilyn Miller Kidd, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven G. Waters and wife, Dabney C. Waters

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:

BEING Lot No. 27 on the Plan of Hillsboro Pike, Section I, as of record in Book 2331, Pages 30 and 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 309.4 feet on the southeasterly side of Hillsboro Pike and runs back 490 feet on the northeasterly line and 527.3 feet on the southwesterly line to a dead line in the rear on which it measures 68.5 feet.

Being the same property conveyed to John E. "Gene" Kidd and wife, Marilyn Miller Kidd by deed from Edward C. Scruggs, III and wife, Kay Stahl Scruggs of record in Book 3404, page 57, Register's Office, Davidson County, Tennessee. The said John E. "Gene" Kidd having since deceased, leaving Marilyn Miller Kidd as the surviving tenant by the entirety.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7796, page 570, said Register's Office.

0134667

IDENTIF. ↑ REFERENCE

95 DEC 22 AM 10:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1141 12/22 0101 03CHECK 1079.30

BOOK 9897 PG 230

unimproved ( )
This is improved (X) property, known as 6228 Hillsboro Pike, Nashville, TN 37215
(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 15th day of December 19 95

Marilyn Miller Kidd

Marilyn Miller Kidd

BOOK 9897 PG 231

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 Marilyn Miller, Unmarried, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December 19 95.

Commission expires 3/22/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires MAR. 22, 1997

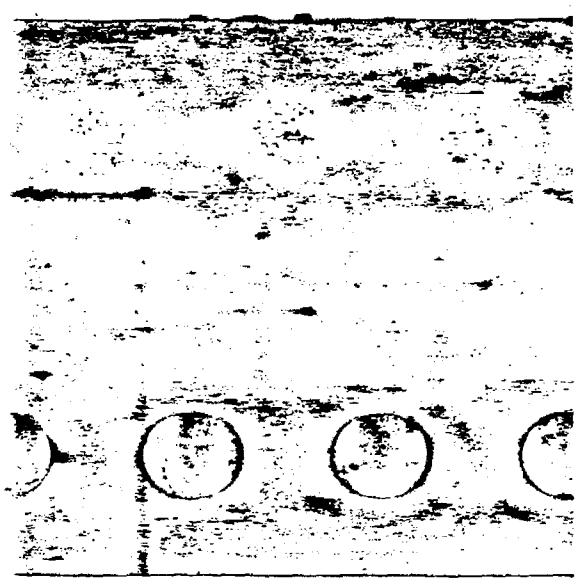
STATE OF TENNESSEE
COUNTY OF

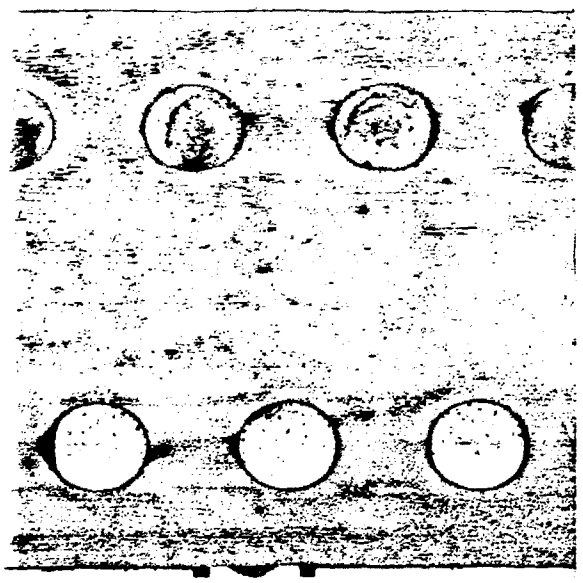
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9897 PG 232

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
289000.00
DON TX 1069.30
PRFEE 1.00
WDEED 8.00
TOTAL 1078.30
CHECK 1078.30
12/22/95 01 10:13 0001 1141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134667
IDENTIF. ↑ REFERENCE

95 DEC 22 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989544