BOOK 9897 PG 598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILE BOX 45
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Moore (NAME)	First Republic Mortgage (NAME)	MAP 83-8
425 Rosebank Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 11
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dayton, OH 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, Barbara Hopper and Joseph W. Williams, heirs of the Estate of Velma M. Williams,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Moore, 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:

BEING Lot No. 13, on the plan of Rosewood Heights, Section I, of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 13 fronts 100 feet on the southerly side of Rosebank Avenue and runs back between lines 236 feet on the west line and 150 feet on the east line, to a dead line which is a broken line and measures 141.1 feet thereon.

BEING the same property conveyed to Cordell H. Williams and wife, Velma M. Williams by deed from Mary E. Tudor, unmarried, of record in Book 2965, Page 87, Register's Office for said County. The said Velma M. Williams is now deceased, with Cordell H. Williams having predeceased her. Barbara Hopper and Joseph W. Williams are the sole heirs at law of the said Velma M. Williams.

This conveyance is subject to Restrictive Covenants of record in Book 2141, Page 97, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 425 Rosebank Avenue, Nashville, TN 37206
(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 our hand s this 14th day of December 19 95

Barbara Hopper
Barbara Hopper

Joseph W. Williams
Joseph W. Williams

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 Barbara Hopper and Joseph W. Williams

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 1995.

Commission expires May 24, 1997

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 authonized 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 _____

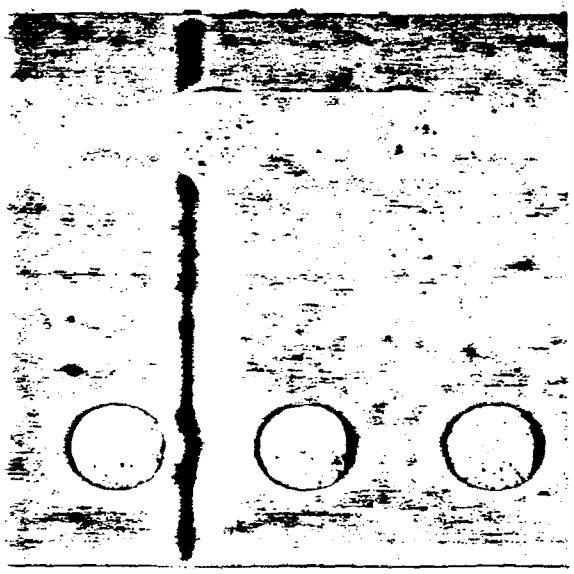
Notary Public

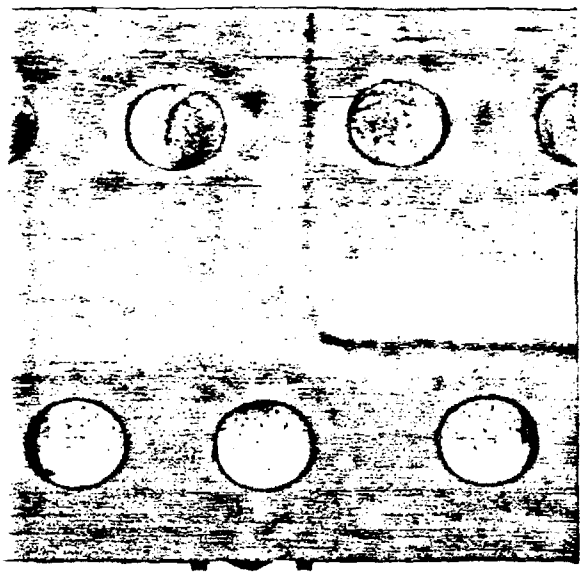
PATRICIA NICHOLLS NOTARY PUBLIC

0134762
IDENTIF. + REFERENCE

95 DEC 22 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

257 12/22 0101 03CHECK 251.35





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 600

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

CONV TX	242.35
PRFEE	1.00
WDEED	9.00
TOTAL	251.35
CHECK	251.35

12/22/95 01 13:21 0001 1257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134762
IDENTIF. ← REFERENCE

95 DEC 22 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989659