BOOK 9902 PAGE 634

41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 95

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 1/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
9P Jason D. Pregel Sr. (NAME)	First Republic Mortgage Corp. (NAME)	MAP 83-3
2108 Greenwood Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	PARCEL 166
Nashville, TN 37206 (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, Mid Ohio Securities FBO, Jozella Temple IRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason D. Pregel Sr. and wife, Alisa O. Pregel

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 Lot No. 1 on the Plan of Winn's Subdivision #1, Resubdivision of Lot 23, 24, 25 and 26 W. S. Ashworth Subdivision of record in Plat Book 3106, Page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property taken by the State of Tennessee, on relation of the Commissioner of the Department of Transportation, for and on behalf of said Department, pursuant to Order in the Circuit Court for Davidson County, Tennessee, Docket No. 85C-1813, of record in Book 8291, Page 665, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at the point of intersection of the east margin of an alley and the southerly margin of Greenwood Avenue; thence with the said southerly margin eastwardly 11 feet, more or less, to a point; thence with the proposed right of way South 11 deg. 31 min. 44 sec. West 97.51 feet to a point; thence with the said east margin North 5 deg. 38 min. 34 sec. east 103 feet more or less, to the point of beginning, and containing 525 square feet.

BEING the same property conveyed to Mid Ohio Securities FBO, Jozella Temple IRA, by deed from the Secretary of Veterans Affairs, of record in Book 9557, Page 453, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2108 Greenwood 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 my hand this 20th day of December 19 95

Mid Ohio Securities FBO, Jozella Temple IRA
By: LEONARD BIBLE

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STATE OF OHIO)

COUNTY OF LORAIN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LEONARD GIBEL, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the VICE PRESIDENT of **MID OHIO SECURITIES FBO, JOZELLA TEMPLE IRA**, the within named bargainor, a corporation, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by the said LEONARD GIBEL as such officer.

WITNESS my hand and official seal at ELYRIA, Ohio, this 15th day of December, 1995.

Gail Pribanic
Notary Public

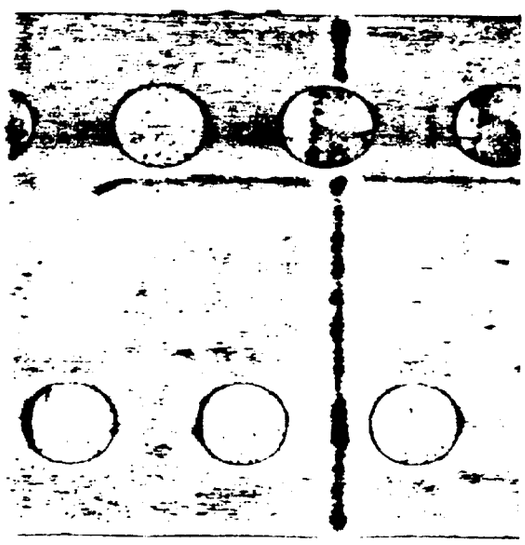
My Commission Expires:

GAIL PRIBANIC, Notary Public
State of Ohio
My Commission Expires 5/25/00

0136250
IDENTIF. & REFERENCE

95 DEC 29 AM 10:05
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2841 12/29 0101 03CHECK 225.45



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

RECEIVED OF _____

FOR _____

BOOK 9902 PG 636

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	
TO - TRUST DEED				PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL PAID



CAMT 58500.00
CON TX 216.45
PRFEE 1.00
WDEED 8.00
TOTAL 225.45
CHECK 225.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12-27-95 01 10:55 9001 2841

0136250
IDENTIF. # REFERENCE

95 DEC 29 AM 10:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 991223