WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 9934 PG 362

34194

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES 2/25/98
(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
Michael Lee Donoho (NAME)	First Republic Mortgage (NAME)	117-15-A-18
1809 Hillmont Drive (ADDRESS)	6012 Wilmington Pike (ADDRESS)	16DA-23732
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, E. Lucien Palmer and Ida C. Palmer, Trustees, of Palmer Family Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Lee Donoho and wife, Rebecca V. Donoho

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Parcel No. 18, being Unit No. TH-E-2 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to E. Lucien Palmer and Ida C. Palmer, Trustees, of Palmer Family Living Trust by deed from E. Lucien Palmer and wife, Ida C. Palmer of record in Book 8990, Page 154, Register's Office for Davidson County, TN.

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

96 FEB -1 AM 10:33
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

0146056
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1809 Hillmont Drive, 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 our hand s this 26th day of January, 19 96

E. Lucien Palmer, Tr

E. Lucien Palmer

Ida C. Palmer, Tr

Ida C. Palmer, Trustees

BOOK 9934 PG 363

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 E. Lucien Palmer and Ida C. Palmer, Trustees, of Palmer Family Living Trust

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 26th day of January 19 96.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Alan D. Mazer a Notary Public within and for the State and County aforesaid, personally appeared E. Lucien Palmer and Ida C. Palmer with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees and _____ respectively of the Palmer Family Living Trust the within named bargainor, and that they as such Trustees 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 E. Lucien Palmer as such Trustee, and attesting the same by the said Ida C. Palmer as such Trustee.

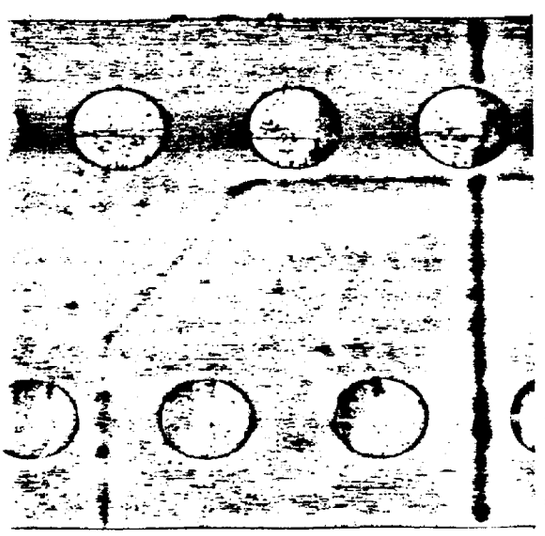
Witness my hand and official seal at office at Nashville on this the 26th day of January 19 96.

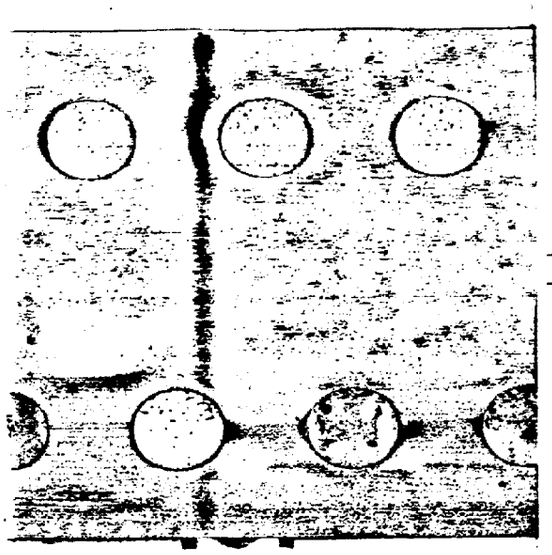
My commission expires 7/25/98

NOTARY PUBLIC TENNESSEE ALAN D. MAZER

_____
Notary Public

3390 02/01 0101 03CHECK 323.50





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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 364

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

02/01/96 01 10:35 0001 3390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146056
IDENTIF. ↗ REFERENCE

96 FEB -1 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001632