WARRANTY DEED

BOOK 9936 PG 376

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: June 10 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD W. ASKEGAARD (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 133-08
545 CATHY JO CIRCLE (ADDRESS)	6012 WILMINGTON PIKE (ADDRESS)	PARCEL 147
NASHVILLE, TENNESSEE 37211 (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, AMY J. BURCH COBLENTZ AND HUSBAND, LAURENCE GREGORY COBLENTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD W. ASKEGAARD AND M. TONY HUHTA, JR., BOTH UNMARRIED PERSONS

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. 52 on the Plan of Valley View Terrace, Phase I of record in Plat Book 5200, page 77, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Amy J. Burch by deed from Ronald D. Childress and wife, Deborah P. Childress of record in Book 8614, page 651, Register's Office for Davidson County, Tennessee. The said Amy J. Burch having since married and is now known as Amy J. Coblentz.

This conveyance is made subject to restrictive covenants of record in Book 5173, Page 550 and in Book 5323, page 310, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

LAURENCE GREGORY COBLENTZ husband, of the above named AMY J. BURCH COBLENTZ, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

Amy J. Burch is one and the same person as Amy J. Burch Coblentz and Amy Burch Coblentz and Amy J. Coblentz.

This is improved (X) property, known as 545 CATHY JO CIRCLE, NASHVILLE, TENNESSEE 37211 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 29th day of January 19 96

Amy J. Burch Coblentz
AMY J. BURCH COBLENTZ

Laurence Gregory Coblentz
LAURENCE GREGORY COBLENTZ

BOOK 9936 PG 377

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 AMY J. BURCH COBLENTZ AND HUSBAND, LAURENCE GREGORY COBLENTZ

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 29th day of Januadry 19 96

Commission expires June 10, 1998

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_____.

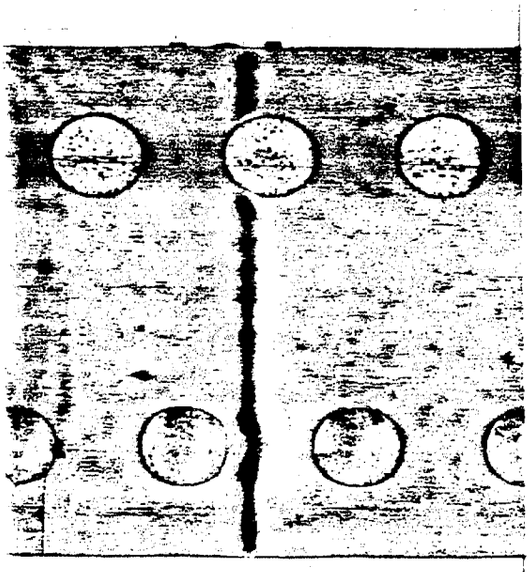
My commission expires _____

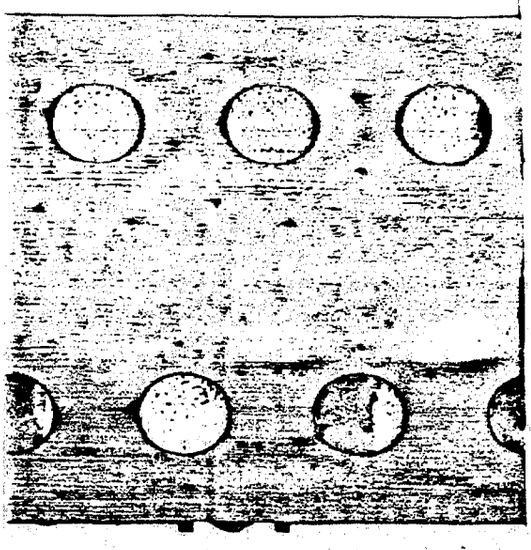
Notary Public

0146738
IDENTIF. & REFERENCE

96 FEB -2 AM 10:27
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

4107 02/02 0101 03CHECK 342.00





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

RECEIVED OF _____

FOR _____

BOOK 9936 PG 378

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

02/02/96 01 10:31 0001 4107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146738
IDENTIF. ↑ REFERENCE

96 FEB -2 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002343