File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9952 PG 155

#13652

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JANICE E. COLE	FIRST REPUBLIC MORTGAGE	117-2-D
(NAME)	(NAME)	
3045 Woodlawn Drive	6012 Wilmington Pike	18.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Dayton, Ohio 45459	7DA92019
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MARILYN H. WILLIS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANICE E. COLE, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 18 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, reinstated in Book 8263, page 703, said Register's Office.

Being the same property conveyed to Marilyn H. Willis by deed from Resolution Trust Corporation As Conservator for Investors Savings Bank, F.S.B., Nashville, Tennessee of record in Book 8263, page 706, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 7096, page 940, amended in Book 7108, page 98, reinstated in Book 8263, page 703; (3) By-Laws of record in Book 7096, page 948, amended in Book 7117, page 70, and in Book 7637, page 319; (4) Charter of record in Book 7137, page 826, amended in Book 7960, page 128, Book 8168, page 430, and in Book 8172, page 28; (5) Easements of record in Book 4067, page 943; and (6) All matters appearing on the Plan of record in Plat Book 6200, page 551, said Register's Office.

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.
96 FEB 20 PM 1:33

IDENTIFICATION REFERENCE
0151830

unimproved ( )
This is improved (XX property, known as 3045 Woodlawn Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of February, 19 96

Marilyn H. Willis

MARILYN H. WILLIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN H. WILLIS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of February, 19 96.

My commission expires 5/23/98 Notary Public Karen Ford Martin

STATE OF _____ BOOK 9952 PG 156
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,500.00

Janice E Cole BY ANSEL DAVIS
Affiant ATTORNEY-IN-FACT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 96.

MY COMMISSION EXPIRES: 5/23/98 Karen Ford Martin
(AFFIX SEAL) Notary Public

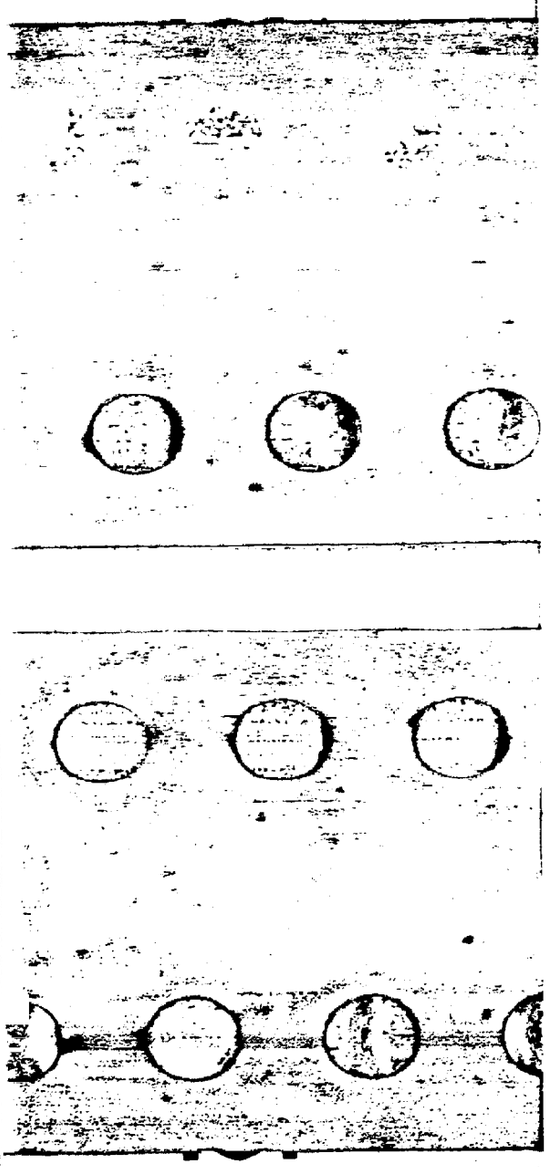
WARRANTY DEED

FROM
MARILYN H. WILLIS

TO
JANICE E. COLE

9495 02/20 0101 03CHECK 584.35

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9952 PG 157

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 155500.00
CON TX 575.35
PRFEE 1.00
WDEED 8.00
TOTAL 584.35
CHECK 584.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/96 01 13:38 0001 9495

0151830
IDENTIF. & REFERENCE

96 FEB 20 PM 1:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1007674