Box 22

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jamie F. Adkins	First Republic Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
796 Harpeth Bend Drive	6012 Wilmington Pike	156-2-174
Nashville, TN 37221	Dayton, OH 45459	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9954 PG 757

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Juanita Ann Monk, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jamie F. Adkins, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 726 on the Plan of Section Two, Harpeth Woods, of record in Book 5200, Page 280, Register's Office for said county.

Said Lot No. 726 fronts 90.0 feet on the northwesterly margin of Harpeth Bend Drive and extends back 185.8 feet on the southwesterly line and 186.5 feet on the northeasterly line to a dead line in the rear, measuring 72.8 feet thereon.

BEING the same property conveyed to Juanita Ann Monk, unmarried, by warranty deed from Jo Garner, now known as Jo Garner Fields, and husband, Timothy A. Fields of record in Book 8889, Page 991, Register's Office, Davidson County, Tennessee.

This is property with a common address of 796 Harpeth Bend Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 280, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5884, Page 840, said Register's office.

0412 02/22 0101 03CHECK 336.45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $88,500.00

Donna K. Seaver
Affiant

Subscribed and sworn before me this 20th day of February, 1996.

Mary Lee Holmes
Notary Public

My Commission Expires: 7-25-98

0152653
IDENTIFICATION REFERENCE

96 FEB 22 AM 11:
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9954 PG 758

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **20th** day of **February, 1996**.

Juanita Ann Monk

Juanita Ann Monk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

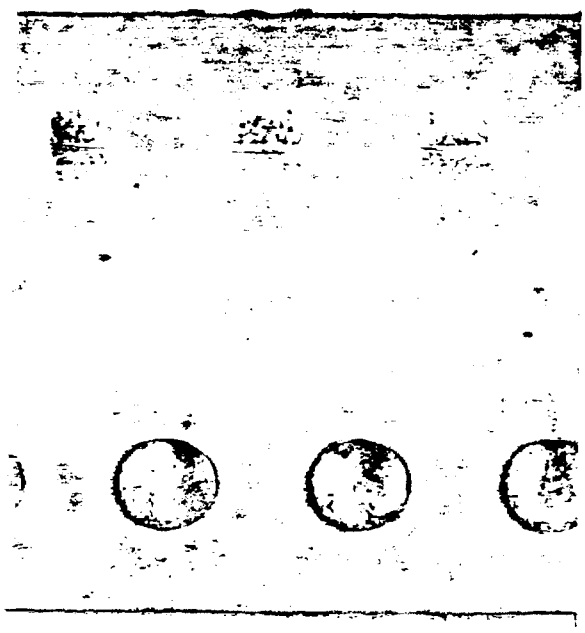
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Juanita Ann Monk, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

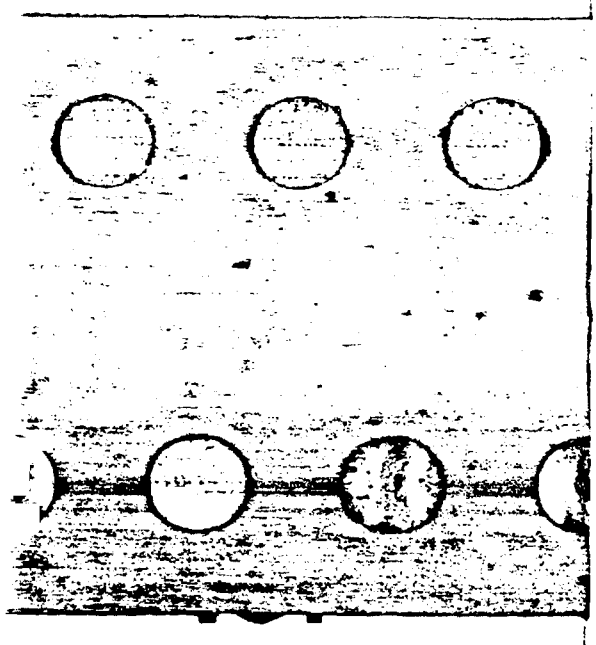
Witness my hand and official seal at **Nashville,**, Tennessee, this **20th** day of **February, 1996**.

Lisa L. Jones

Notary Public
My Commission Expires: 10-14-96

File No. 9602-058





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954 PG 759

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 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 8.00
TOTAL 336.45
CHECK 336.45

02/22/96 01 11:22 0001 0412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152653
IDENTIF. ↑ REFERENCE

96 FEB 22 AM 11:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1008578