WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: June 20, 1998 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol J. Ninfo (NAME)	First Republic Mortgage (NAME)	150-3-36
3425 Timber Trail (ADDRESS)	3310 West End Avenue, Suite 480 (ADDRESS)	2DX 03414
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Melanie D. Simpson Hunter (formerly known as Melanie D. Simpson) and husband, Robert Michael Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol J. Ninfo and husband, Michael J. Ninfo

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:

BEING Lot No. 22 on the Plan of "The Country", Section Two, as of record in Plat Book 5050, page 40, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 91 feet on the easterly side of Timber Trail and extends back 134.58 feet on the northerly line and 130 feet on the southerly line to a dead line measuring 63.87 feet thereon.

Being the same property conveyed to Larry E. Simpson and wife, Melanie D. Simpson by deed from Peggy P. Smith of record in Book 5869, page 309, Register's Office, Davidson County, Tennessee. The said Larry E. Simpson and Melanie D. Simpson having since divorced. Pursuant to Marital Dissolution Agreement and Final Decree of Divorce, Docket No. 92D-2204, Larry E. Simpson conveyed all of his right, title and interest in said property to Melanie D. Simpson by quitclaim deed of record in Book 8758, page 558, said Register's Office. The said Melanie D. Simpson is now known as Melanie D. Simpson Hunter.

Subject to restrictions of record in Book 5111, page 606, said Register's Office.

Robert Michael Hunter herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ( )
This is improved (X) property, known as 3425 Timber Trail, Antioch, TN 37013
(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 22nd day of March 19 96

Melanie D. Simpson Hunter

Robert Michael Hunter

BOOK 9995 PG 556

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 Melanie D. Simpson Hunter & and Husband, Robert Michael Hunter

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 19 96.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov 20, 1996

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 _____

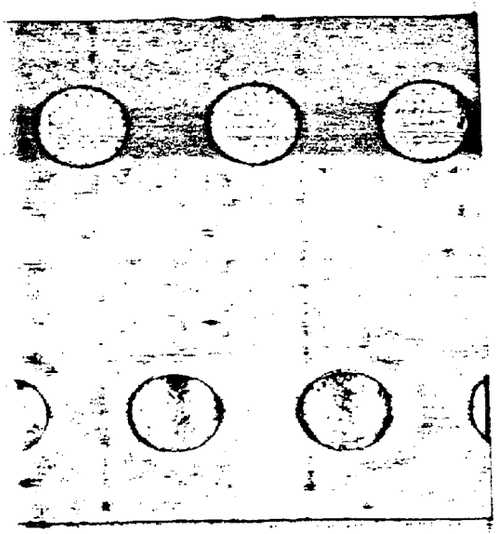
_____
Notary Public

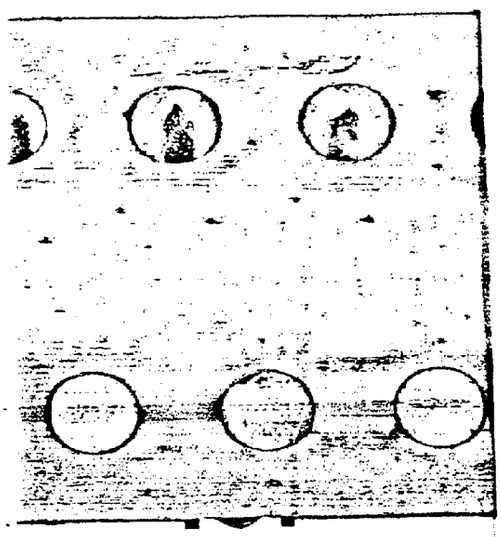
96 MAR 29 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

4047 03/29 0101 03CHECK

356.80





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

RECEIVED OF _____

FOR _____

BOOK 9995 PG 557

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 94000.00
				CON TX 347.80
				PRFEE 1.00
				WDEED 9.00
				TOTAL 356.80
				CHECK 356.80
03/29/96	01			10:23 0001 4047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165333
IDENTIF. ↑ REFERENCE

96 MAR 29 AM 10: 23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1022060