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

BOOK 9999 PG 394

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13739

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LISA H. SASS (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	102-4
416 Wilclay Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	144-8DA42916
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45459 (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, MARJORIE P. WOOD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA H. SASS AND HUSBAND, FRANK S. SASS

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 Lot No. 821 on the Plan of Charlotte Park Section 22, as of record in Plat Book 3700, page 67 and 68, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marjorie P. Wood by deed from Jerry W. Lawrence and wife, Nell M. Lawrence of record in Book 5980, page 65, Register's Office for Davidson County, Tennessee. Marjorie P. Wood has since conveyed a life estate for the term of her life to James M. Wood by deed of record in Book 6123, page 406, Register's Office for Davidson County, Tennessee, and James M. Wood has since conveyed his interest in said property to Marjorie P. Wood by quitclaim deed of record in Book 7784, page 245, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee.

5160 04/02 0101 03CHECK 367.90

0166403

IDENTIF. & REFERENCE

96 APR -2 AM 10:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 416 Wilclay Drive, Nashville, Tennessee 37209

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 29th day of March, 19 96

Marjorie P. Wood.
MARJORIE P. WOOD

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9999 PG 395

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARJORIE P. WOOD 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 29th day of March, 19 96.

My commission expires July 24, 1999 Notary Public Kathleen Taylor Key

STATE OF _____
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 $ 97,000.00

Lisa H. Sass
Affiant

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

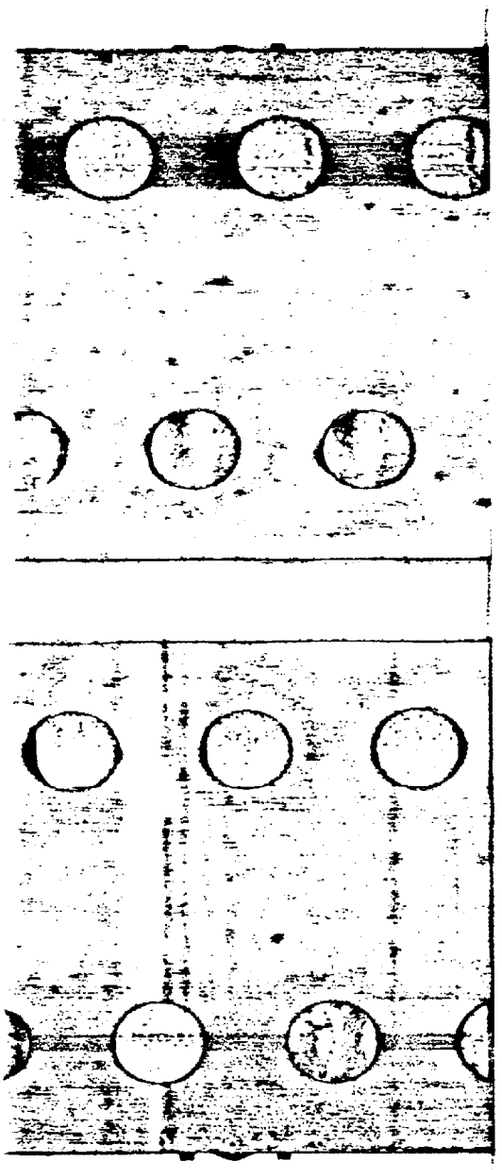
MY COMMISSION EXPIRES July 24, 1999 (AFFIX SEAL) Kathleen Taylor Key
Notary Public

WARRANTY DEED

FROM MARJORIE P. WOOD

TO LISA H. SASS AND HUSBAND, FRANK S. SASS

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 ROHR ~~9999~~ 396

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 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 8.00
TOTAL 367.90
CHECK 367.90

04/02/96 01 10:29 0001 5160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166403
IDENTIF. ↑ REFERENCE

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

No. 1023161