File 13725
File Box 9B (First Title)

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

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

98 APR -2 AM 10:30
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01664 09

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ANN PRICE (NAME) | FIRST REPUBLIC MORTGAGE CORP. (NAME) | Map 132-1 |
| 4112 Rockdale Avenue (STREET ADDRESS OR ROUTE NUMBER) | 6012 Wilmington Pike (STREET ADDRESS) | Parcel 15 |
| Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP) | Dayton, Ohio 45459 (CITY) (STATE) (ZIP) | F.B. 16DA16568 |

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, CELESTE COPPAGE CAIRNS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN PRICE, 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:

BOOK 9999 PG 419

Land in Davidson County, Tennessee, being the northerly 16 feet of Lot No. 4 and the southerly 42 feet of Lot No. 3 of Block 15 on the plan of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said lots front together 58 feet on the easterly margin of Rockdale Avenue, and extend back between parallel lines 150 feet to a dead line on the rear.

Together with an easement as set forth in order of record in Book 6911, page 646, Register's Office for Davidson County, described as follows:

Beginning at the southwest corner on Lot No. 2 of Block 15 on the plan of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee; thence along the westerly front line of said Lot, 4 feet to a point in front line; thence along the line easterly, a distance of 150 feet to a point in the rear line of Lot No. 2; thence southerly along said rear line to a point being the southeast corner of Lot No. 2; thence along the southerly boundary of Lot No. 2 westerly a distance of 150 feet to the point of beginning.

Being the same property conveyed to Celeste Coppage by deed from Richard M. Toon of record in Book 9349, page 805, said Register's Office. The said Celeste Coppage having since married and being known as Celeste Coppage Cairns.

This conveyance is made subject to: (1) Taxes for the year 1996 which have been prorated and assumed by the Grantee(s); (2) Easement of record in Book 6911, page 646; and (3) All matters appearing on the plan of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

Robert W. Cairns, spouse of Celeste Coppage Cairns, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Celeste Coppage Cairns.

unimproved ( )
This is improved (XX property, known as 4112 Rockdale Avenue, Nashville, Tennessee 37204

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

Celeste Coppage Cairns
CELESTE COPPAGE CAIRNS

Robert W. Cairns
ROBERT W. CAIRNS

STATE OF TENNESSEE

BOOK 9999 PG 420

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CELESTE COPPAGE CAIRNS AND ROBERT W. CAIRNS

with whom I am personally acquainted, and who acknowledged that the y 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 _____

5166 04/02 0101 03CHECK 474.83

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,900.00

Affiant

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

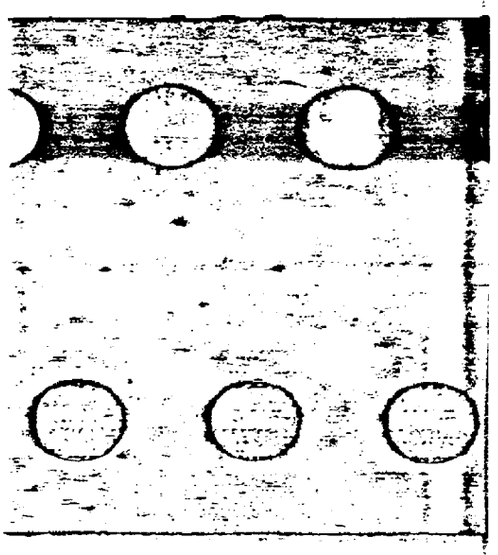
MY COMMISSION EXPIRES July 29, 1999 (AFFIX SEAL) Kathleen Taylor Key Notary Public

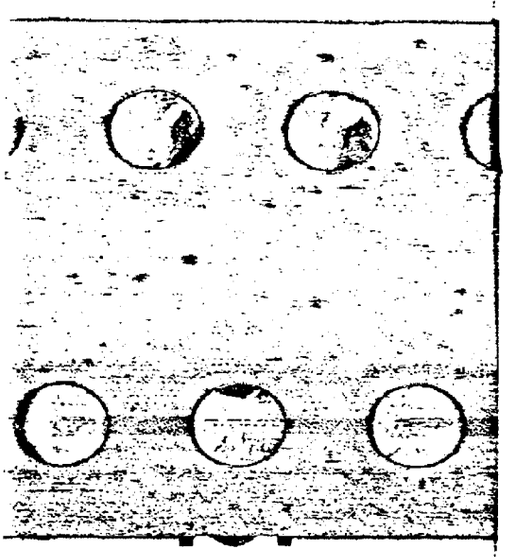
WARRANTY DEED

FROM CELESTE COPPAGE CAIRNS

TO ANN PRICE

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 _____ RBook 9999 Pg 421

| | | |
|---|---|---|
| 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 125900.00
CON TX 465.83
PRFEE 1.00
WDEED 8.00
TOTAL 474.83
CHECK 474.83

04/02/96 01 10:32 0001 5166

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0166409
IDENTIF. # REFERENCE

96 APR -2 AM 10:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1023167