BK 10613 995

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34388

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X
Affiant

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

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James Turner (NAME)	First Republic Mortgage (NAME)	61-16/5
1213 McAlpine Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	15DZ 21635
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (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, Vincent O. Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Turner and Kim Harris

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:

LAND in Davidson County, Tennessee, being Lot No. 1 Map of Chappell's Subdivision of Lots Nos. 21, 23, 25, 27, 29, 31, 33, 35, and 37, Monte Vista as of record in Book 1130, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2:
The remaining portions of Lots 21 and 23 on the Map of Kennedy & Graves Plan of Monte Vista, described according to a survey of John Kohl as follows: Beginning at the northwest corner of Lot 1, Chappell's Subdivision; thence in a northeasterly direction 196.6 ft. to a point; thence, in a southeasterly direction 201 feet to a point; thence, in a southwesterly direction 192 feet to a point; thence, in a northwesterly direction 55 fee' to the northeast corner of Lot 1; thence, following the rear line of Lot 1 in a northwesterly direction approximately 120 feet to the point of beginning.

BEING the same property conveyed to Vincent O. Beard by deed from Helen M. Morris of record in Book 7528, Page 794, Register's Office for Davidson County, Tennessee; and by deed from the Heirs of Irene Chappell of record in Book 6849, Page 298, said Register's Office.

The foregoing is the same legal description as appears in the previous deed of record.

This is (unimproved ( ) improved (X)) property, known as 1213 McAlpine Avenue, Nashville, TN 37216
(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 15th day of April, 19 96

Vincent O. Beard
Vincent O. Beard

BK 10013 PG 996

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 Vincent O. Beard

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 96.

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

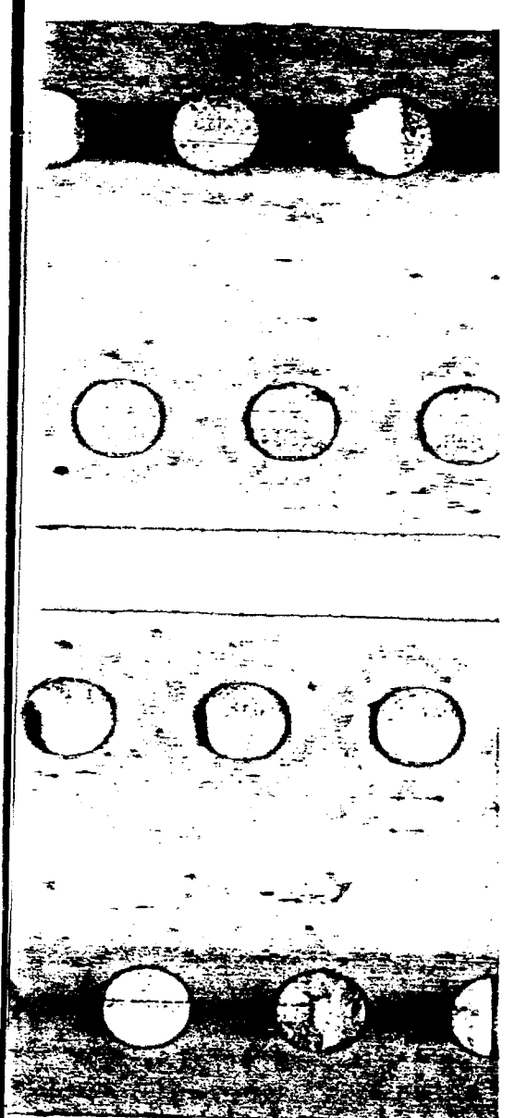
017243
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

RD 10018 PG 997

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MC 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
				[illegible] 75300.00
				[illegible] TX 277.50
				[illegible] 1.00
				[illegible] 1.00
				[illegible] 386.50
				[illegible] 386.50
				[illegible] [illegible] [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

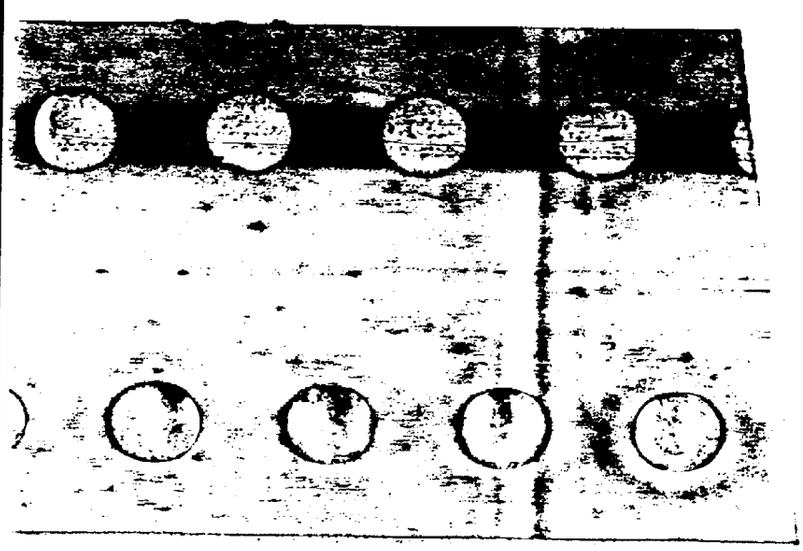
017423

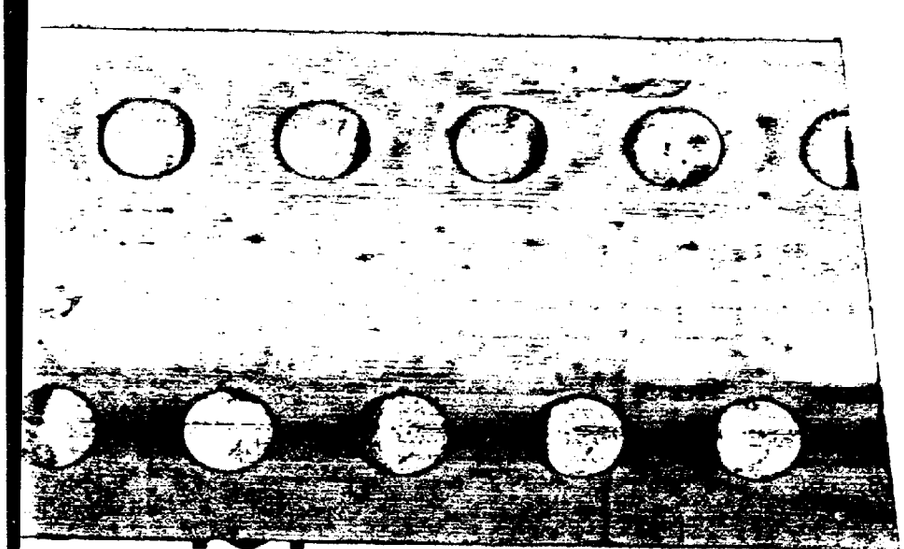
IDENTIFICATION REFERENCE

96 APR 17 PM 2:56

FELIX Z. WILSON
DAVIDSON CO. TENN.

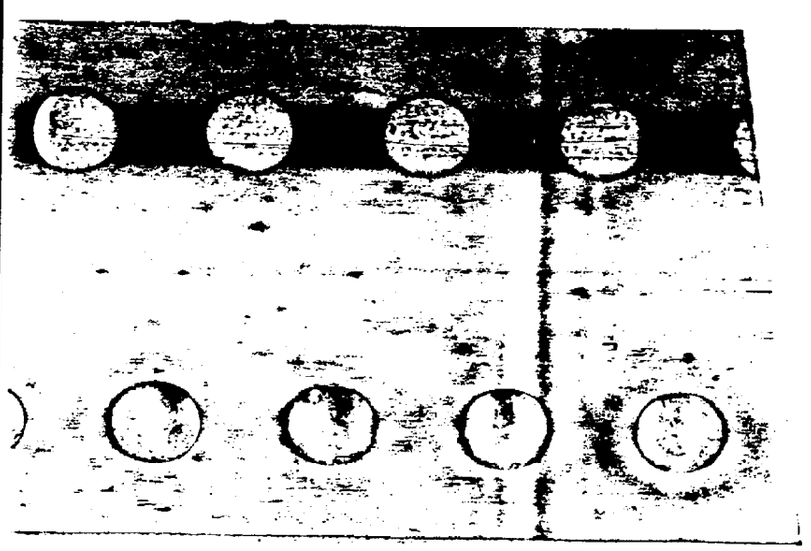
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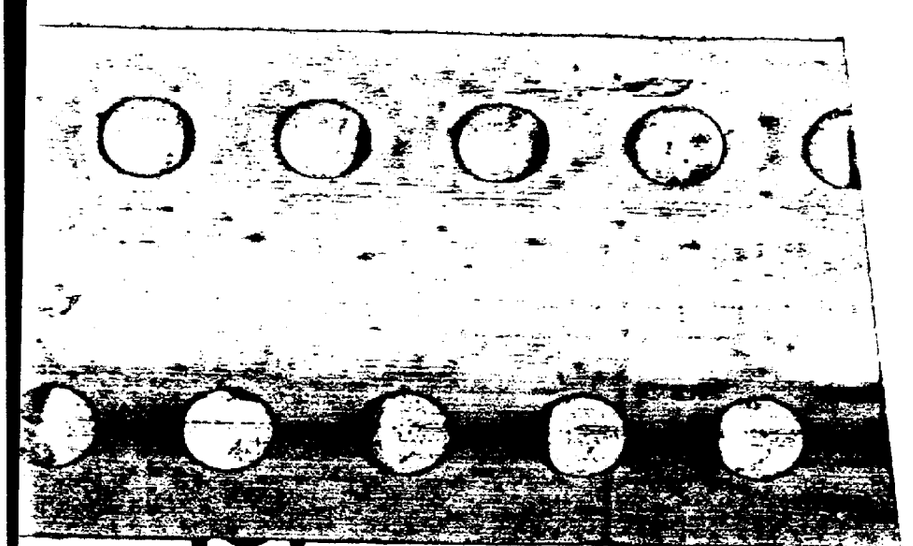




RR 10018 PG 998

RR 10018 PG 999





Reel 10018 Frame 998

Reel 10018 Frame 999