WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH JANE ROWELL (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 150-2
3046 HIGH RIGGER DRIVE (ADDRESS)	6012 WILMINGTON PIKE (ADDRESS)	PARCEL 281
NASHVILLE, TENNESSEE 37217 (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, YORK CONSTRUCTION, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH JANE ROWELL, AN UNMARRIED WOMAN

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. 104A on the Plan of Zone Lot Division of Lot 104 Harbor Gate, Section 2, Revised, of record in Plat Book 6250, page 33 and revised in Plat Book 8250, page 566, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to York Construction, LLC by deed from David B. Taylor of record in Book 9899, page 564, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6366, Page 494, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3046 HIGH RIGGER DRIVE, NASHVILLE, TENNESSEE 37217
(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 29th day of April 19 96

YORK CONSTRUCTION, LLC
By: Robin York, Chief Manager
ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____. Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

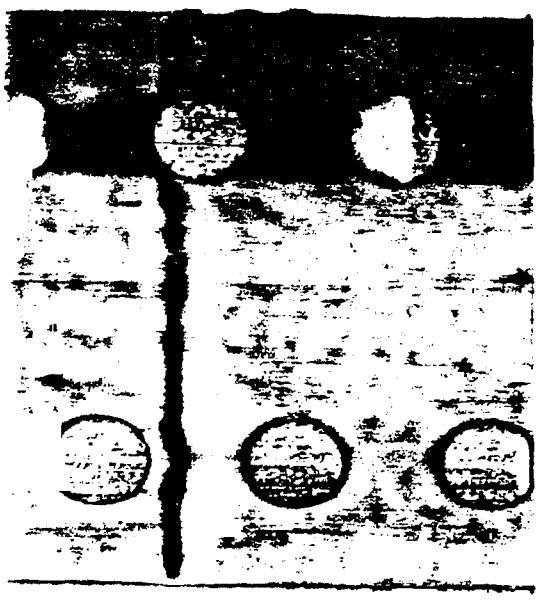
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted(or proven to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the CHIEF MANAGER of the YORK CONSTRUCTION, LLC the within named bargainor, and Limited Liability Company, by the said ROBIN YORK as such CHIEF MANAGER.

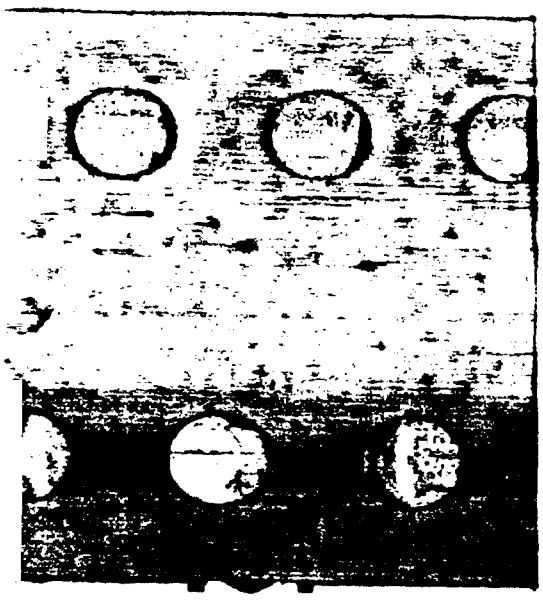
Witness my hand and official seal at office at Nashville, TN on this 29th day of April, 1996

NOTARY PUBLIC, DEBRA WICKE

My Commission expires June 10, 1998

0177490
IDENTIF. + REFERENCE
96 MAY -2 AM 10: 14
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.
5955 05/02 0101 03CHECK 300.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10036 PG 17

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	78900.00
CON TX	291.93
PRFEE	1.00
WDEED	8.00
TOTAL	300.93
CHECK	300.93

05/02/96 01 10:19 0001 6955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177490
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034989