WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov 20 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Hines	First Republic Mortgage	073-11-0 108.00
(NAME)	(NAME)	
2400 Cabin Hill Road	3310 West End Avenue, Suite 480	3DZ 48802
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(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, Kimberly K. Zachary/and husband, Randy Zachary formerly known as Kimberly K. Goff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Hines and wife, Amy E. Hines

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. 69 on the Revision of Section One, Sunset View, of record in Plat Book 2663 at pages 27 and 28, Register's Office for said County.

SAID Lot No. 69, which is a corner lot, fronts 122.6 feet on the northeasterly margin of Cabin Hill Road and fronts 110 feet on the southeasterly margin of Donna Hill Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 142.4 feet on the northeasterly line and 129.8 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Kimberly K. Goff, unmarried, by deed from Frank A. Harden and wife, Elizabeth Dianne Harden of record in Book 7282, page 788, Register's Office, Davidson County, Tennessee. The said Kimberly K. Goff having since married and is now known as Kimberly K. Zachary.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6785, page 237, said Register's Office.

Randy Zachary herein joins to convey any and all right and interest he may have; especially his marital rights.

BOOK 10063 PG 689

unimproved ( )
This is improved (X) property, known as 2400 Cabin Hill Road, Nashville, Tennessee 37214
(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 our hand s this 13 day of May 19 96

Kimberly K. Zachary

Randy Zachary

BOOK 10063 PG 690

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 Kimberly K. Zachary formerly Kimberly K. Goff

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 24th day of May, 1996.

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 _____ so 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

0186038

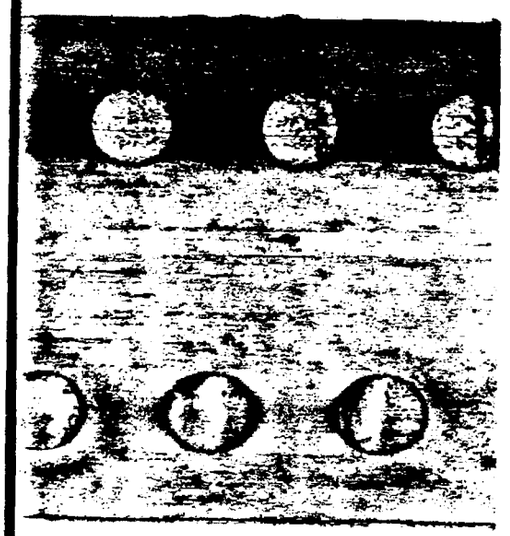
IDENTIF. ↑ REFERENCE

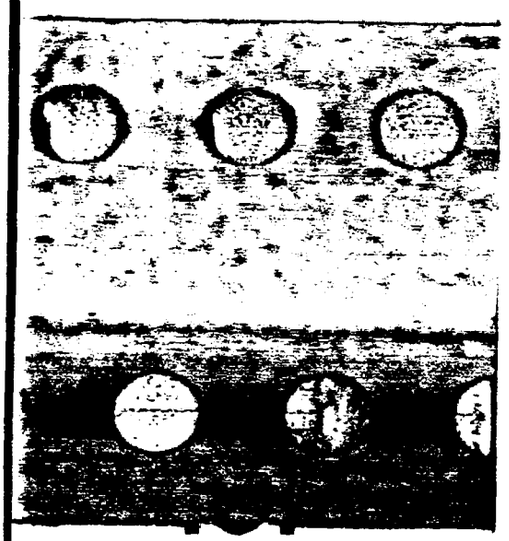
96 MAY 29 AM 9:07

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6248 05/29 0101 03CHECK

349.77





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

RECEIVED OF _____

FOR _____

BOOK 10063 PG 691

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 92100.00
				CON TX 340.77
				PRFEE 1.00
				WDEED 8.00
				TOTAL 349.77
				CHECK 349.77
			05/29/96 01	09:09 0001 6248

0186038
IDENTIF. & REFERENCE

96 MAY 29 AM 9:08
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1044160