file Doc. 52

WARRANTY DEED

BOOK 10105 PG 672

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 96

Brenda [illegible]man
Notary Public

MY COMMISSION EXPIRES 3/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cullen E. Douglass IV (NAME)	First Republic Mortgage (NAME)	131-12-29
4415 Scenic Drive (ADDRESS)	6012 Wilmington Pike (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dayton, OH 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, Beth S. Barnett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cullen E. Douglass IV and wife, Kristen S. Douglass

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 described according to a survey made by Hickerson Miller dated March 14, 1959, for Houston Ezell, more particularly described as follows:

Beginning on the westerly margin of Scenic Drive at the northeast corner of the property conveyed to Robert E. Wallace and wife, by deed from H. H. Shoulders and wife, of record in Book 2015, page 489, Register's Office for Davidson County, Tennessee; thence North 86 degrees 10 minutes West a distance of 180.00 feet to a concrete monument; thence north 1 deg. 5 min. east a distance of 180 feet to a concrete monument; thence north 1 deg. 5 min. east a distance of 126.8 feet to an iron pin; thence south 84 deg. 15 min. east a distance of 216.0 feet to an iron pin in the westerly margin of Scenic Drive; thence along the westerly margin of Scenic Drive south 19 deg. 15 min. west a distance of 119.[illegible] feet to the point of beginning.

Being the same property conveyed to Beth S. Barnett, an unmarried person, from Bruce M. Johnston etux Marilyn Denney Johnston, by deed of record in Book 7357, page 704, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4)

CONTINUED

unimproved ( )
This is improved (X) property, known as 4415 Scenic Drive, Nashville, TN 37204
(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 27th day of June, 19 96

Beth S. Barnett

Beth S. Barnett

BOOK 10105 PAGE 673

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beth S. Barnett

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 Brentwood, Tennessee, this 27th day of June, 19 96.

My Commission expires 12-6-99

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

LEGAL DESCRIPTION CONTINUED

All Visible easements; (5) All matters appearing on the plan of reocrd; (6) All applicable governmental and zoning regulations.

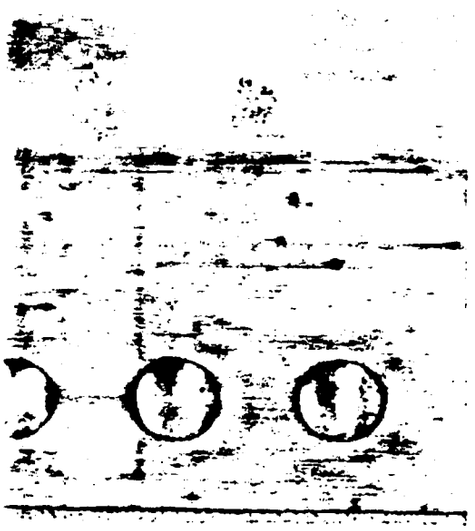
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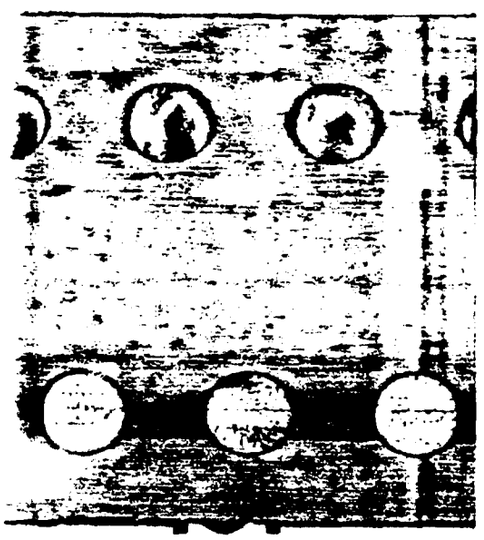
REFERENCE

96 JUL -1 PM 2:12

REGISTER

9960 07/01 0101 03CHECK 612.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 674

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 163000.00
				CON TX 603.10
				PRFEE 1.00
				MDEED 9.00
				TOTAL 612.10
				CHECK 612.10
			07/01/96	01 14:14 0001 9960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198730
IDENTIFICATION REFERENCE

96 JUL -1 PM 2:12

REGISTER
DAVIDSON CO. TN.

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 1057699