File 14008
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10123 PAGE 651

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DONALD H. ALEXANDER (NAME)	FIRST REPUBLIC MORTGAGE CORP. (NAME)	Map 146-16
412 Landon Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	Parcel 83
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	F.B. 6DU36690

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, MORRIE T. BANNISTER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD H. ALEXANDER AND WIFE, TONYA J. ALEXANDER

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:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Brentwood Hall, Section V, as of record in Plat Book 2133, page 127, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Morrie T. Bannister by deed from Ted Wallace Loftin and wife, Gloria C. Loftin of record in Book 5104, page 340, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2198, page 3; and (3) All matters appearing on the Plan of record in Plat Book 2133, page 127, said Register's Office.

020447

MAP-PARCEL REFERENCE

96 JUL 17 AM 10:34

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6206 07/17 0101 03CHECK 434.13

unimproved ( )
This is improved (XX property, known as 412 Landon Drive, Nashville, Tennessee 37220

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 12th day of July, 19 96.

Morrie T Bannister
MORRIE T. BANNISTER

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Shelby

BOOK 10123 PAGE 652

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORRIE T. BANNISTER

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of July, 19 96

My commission expires My Commission Expires 6-23-97 Notary Public Gaietti L Potts

STATE OF Tennessee
COUNTY OF Shelby

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 _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Tonya Alexander
Affiant

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

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

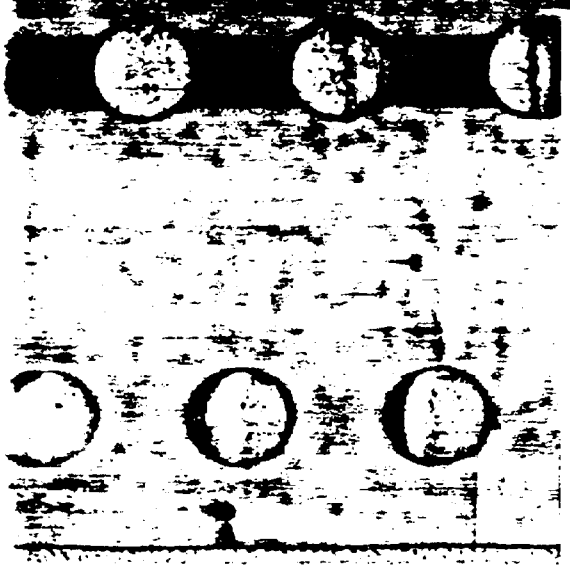
MORRIE T. BANNISTER

TO

DONALD H. ALEXANDER AND WIFE,
TONYA J. ALEXANDER

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 _____

BOOK 10123 PG 653

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 114900.00
				CON TX 425.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 434.13
				CHECK 434.13
07/17/96	01			10:37 0001 6206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02044777
IDENTIF. & REFERENCE

96 JUL 17 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063869