File 14065
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10135 PG 149

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS S. CALDWELL	FIRST REPUBLIC MORTGAGE CORP.	Map 104-10
(NAME)	(NAME)	
315 Fairfax Avenue	6012 Wilmington Pike	Parcel 92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Dayton, Ohio 45459	F.B. 26W7270
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MICHAEL P. HEENEY AND WIFE, SUSAN W. HEENEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS S. CALDWELL AND WIFE, LOUISE W. CALDWELL

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:

Being the westerly part of Lot No. 52, on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Plat Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on the southerly margin of Fairfax Avenue, at the corner of Lots Nos. 51 and 52; thence with the line between said two Lots southwardly 276.5 feet to the northerly margin of an alley; thence with said alley eastwardly 20.5 feet to the westerly margin of Marlborough Avenue; thence with said Avenue northeastwardly to the southwest corner of the property conveyed to Mrs. Lillian N. Phillips by Deed from Mable Phillips Russell and husband, in Book 1006, Page 2, Register's Office for Davidson County, Tennessee; thence with Lillian N. Phillips' westerly line northwardly 195 feet more or less to the southerly margin of Fairfax Avenue, at a point 75 feet west of the westerly margin of Marlborough Avenue; thence with said Fairfax Avenue westwardly 50 feet to the point of beginning.

Being the same property conveyed to Michael P. Heeney and wife, Susan W. Heeney by Installment deed from Flossie Ann Brown, a single person of record in Book 6638, page 922, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 332, pages 124 and 125, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 315 Fairfax Avenue, Nashville, Tennessee 37212

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 26th day of July, 19 96

MICHAEL P. HEENEY

SUSAN W. HEENEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. HEENEY AND WIFE, SUSAN W. HEENEY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of July, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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 _____

02081136
IDENTIF. ↑ REFERENCE

96 JUL 29 AM 10:37
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

BOOK 10135 PG 150

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,000.00

Thomas Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1996.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

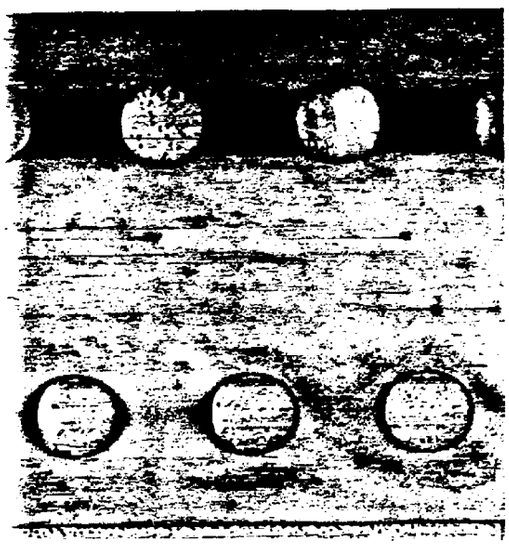
WARRANTY DEED

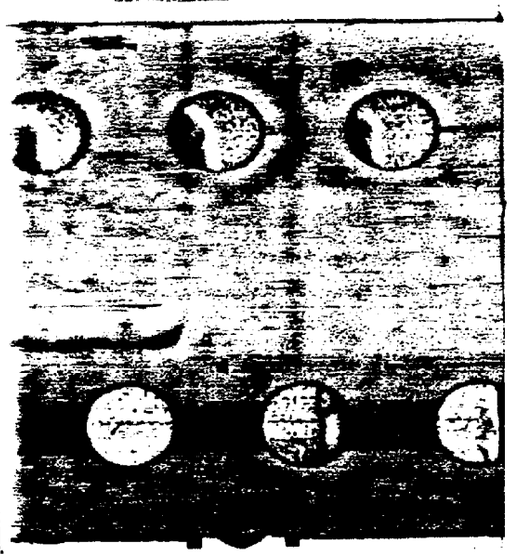
FROM
MICHAEL P. HEENEY AND WIFE,
SUSAN W. HEENEY

TO
THOMAS S. CALDWELL AND WIFE,
LOUISE W. CALDWELL

941 07/29 0101 03CHECK 1078.30

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 10135 PG 151

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 289000.00
				CON TX 1069.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1078.30
				CHECK 1078.30
07/29/96	01			10:39 0001 0161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208136 IDENTIF. ↑ REFERENCE

96 JUL 29 AM 10:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067766