WARRANTY DEED

BOOK 10158 PG 797

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Charles B. Hamm
Affiant

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

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES B. HAMM (NAME)	FIRST REPUBLIC MORTGAGE CORP. (NAME)	91-10-365
911 MORROW ROAD (ADDRESS)	6012 Wilmington Pike (ADDRESS)	12W-07854
NASHVILLE, TN 37209 (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, GRACE MAUDINA JENKINS AND ARTHUR DAVID EWING, JR. AND ROY EUGENE EWING AND ARTHUR DAVID EWING, JR. **AND GRACE M. JENKINS AS CO-EXECUTORS OF THE ESTATE OF **** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES B. HAMM, UNMARRIED **** GRACE EWING, A/K/A GRACE M. EWING** 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. 87, on the Plan of SECTION TWO, MORROW MEADOWS, of record in Book 2331, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to GRACE EWING, GRACE MAUDINA JENKINS, ARTHUR DAVID EWING, JR., AND ROY EUGENE EWING, by Quitclaim Deed from Donald Arkovitz, Trustee, of record in Book 7346, page 138, Register's Office for DAVIDSON County, Tennessee. The said GRACE EWING, A/K/A GRACE M. EWING, has since died testate; and by Will of record in Will Book 196, page 676, Probate File No. 95P-474, Probate Court for DAVIDSON County, Tennessee, her share of all property was devised to ARTHUR D. EWING, JR. AND GRACE M. JENKINS and same appointed as CO-EXECUTORS.

The property herein conveyed is subject to restrictive covenants of record in Book 2398, page 596, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of ROY EUGENE EWING, by JERRY DRAKE, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 911 MORROW ROAD, NASHVILLE, TN 37209
(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 15th day of August 19 96

Grace Maudina Jenkins
GRACE MAUDINA JENKINS

Arthur David Ewing Jr.
ARTHUR DAVID EWING, JR.
CO-EXECUTOR **

**** ESTATE OF GRACE EWING A/K/A GRACE M. EWING**

ROY EUGENE EWING
By: Roy Eugene Ewing
JERRY DRAKE, ATTORNEY-IN-FACT

Arthur David Ewing Jr.
ARTHUR DAVID EWING, JR.

Grace M. Jenkins
GRACE M. JENKINS, CO-EXECUTOR **

BOOK 10153 PG 798

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GRACE MAUDINA JENKINS AND ARTHUR DAVID EWING, JR. AND ARTHUR D. EWING, JR. AND GRACE M. JENKINS AS CO-EXECUTORS OF THE ESTATE OF GRACE EWING, A/K/A GRACE M. EWING the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15TH day of AUGUST, 19 96

Commission expires 07/26/97

I. DYKE TATUM
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 CONTINUATION

SOURCE OF DESCRIPTION: Survey dated August 15, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

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 JERRY DRAKE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of ROY EUGENE EWING, as his Attorney-in-Fact, as the free act and deed of the within named ROY EUGENE EWING.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of AUGUST, 1996.

My Commission Expires: 07/26/97

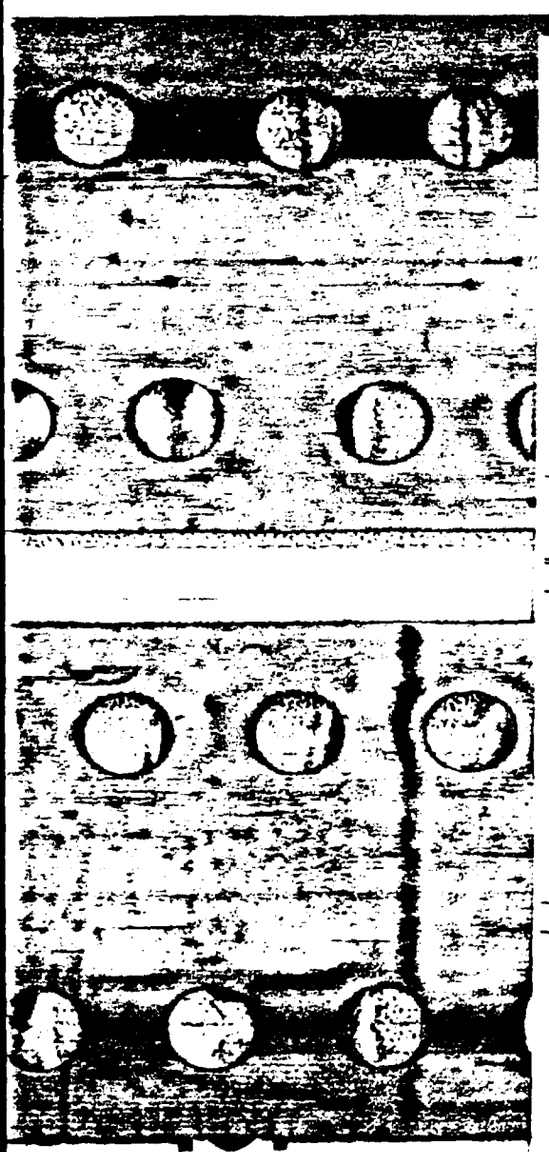
NOTARY PUBLIC I. DYKE TATUM

96 AUG 16 PM 2:07
RELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

02 15298

787: 08/16 0101 03CHECK 192.15



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

RECEIVED OF _____

FOR _____

BOOK 10153 PG 799

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 49500.00
CON TX 183.15
PRFEE 1.00
MDEED 8.00
TOTAL 192.15
CHECK 192.15

08/16/96 01 14:11 0001 7871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215298
IDENTIF. ↑ REFERENCE

96 AUG 16 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020435