File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 10164 PG 227

#14082

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK C. PIERRET	FIRST REPUBLIC MORTGAGE	142-16A
(NAME)	(NAME)	
1109 Bedfordshire Court	6012 Wilmington Pike	63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Dayton, Ohio 45459	9D-79205
(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, BRIAN R. KROH AND WIFE, ANNE J. KROH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK C. PIERRET AND LISA G. HAYES, both unmarried, as joint tenants with the right of survivorship, and not as tenants in common

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. 63 on the Plan of Phase Two Devon Park, as of record in Plat Book 6250, page 432, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian R. Kroh and wife, Anne J. Kroh by deed from Sanford M. Barth and wife, Sandra J. Barth of record in Book 8386, page 572, 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; (2) Restrictions of record in Book 6176, page 7 amended in Book 6541, page 542 and Book 6967, page 156; (3) Agreement of record in Book 6142, page 252; (4) By-Laws of record in Book 8276, page 53; (5) Charter of record in Book 7372, page 862; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 432, said Register's Office.

96 AUG 22 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02-17044

unimproved ( )
This is improved (XX) property, known as 1109 Bedfordshire Court, Nashville, Tennessee 37221

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 19th day of August, 19 96

Brian R. Kroh
BRIAN R. KROH

Anne J. Kroh
ANNE J. KROH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10164 PG 228

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN R. KROH AND WIFE, ANNE J. KROH 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 19th day of August, 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 _____

9701 08/22 0101 03CHECK 934.00

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Mark C Pierret
Affiant

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

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

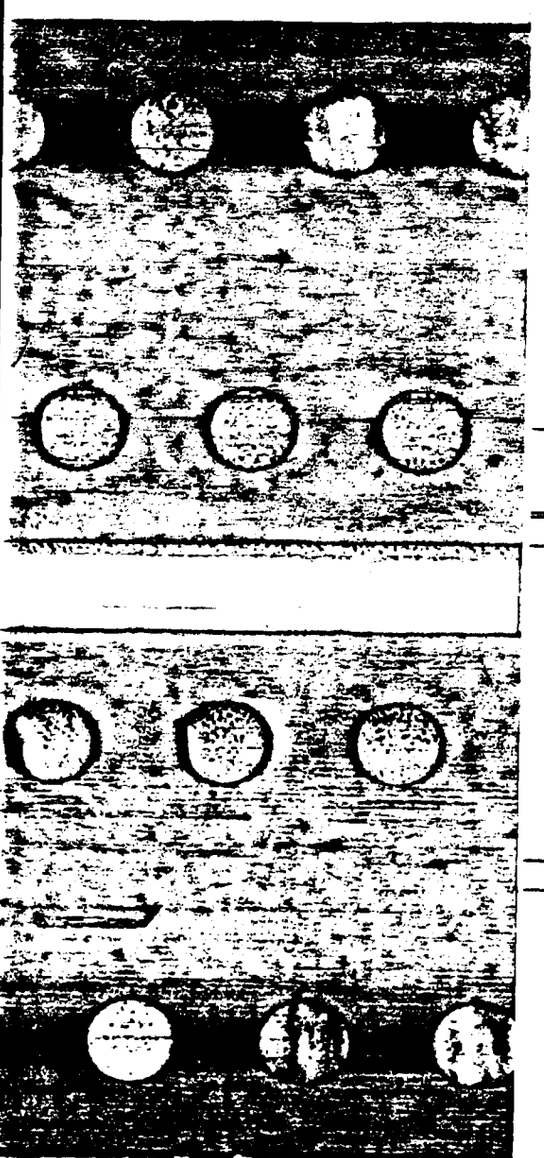
Notary Public

WARRANTY DEED

FROM BRIAN R. KROH AND WIFE, ANNE J. KROH

TO MARK C. PIERRET AND LISA G. HAYES

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 10164 PG 229

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 250000.00
				CON TX 925.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 934.00
				CHECK 934.00
08/22/96	01			10:42 0001 9701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217044
IDENTIF. # REFERENCE

96 AUG 22 AM 10: 39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022258