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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BK/ 10274 PG 915

#14297

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HAL ST. CLAIR	FIRST REPUBLIC MORTGAGE CORP.	Map 142-10-B
(NAME)	(NAME)	
620 Barlin Drive	6012 Wilmington Pike	Parcel 89
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Dayton, Ohio 45459	F.B. 9D79176
(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, BRADLEY C. FISHEL, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAL ST. CLAIR, unmarried

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. 89 on the Plan of Belle Pointe Phase II, as of record in Plat Book 6250, page 440, revised in Plat Book 6250, page 797, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bradley C. Fishel, a single person by deed from Barry Construction Co., Inc., a Tennessee corporation of record in Book 7157, page 918, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; (2) Restrictions of record in Book 6689, page 772, amended in Book 6702, page 409, made applicable in Book 6770, page 814, amended in Book 6774, page 774, Book 6862, page 292; (3) By-Laws of record in Book 6689, page 783, amended in Book 7409, page 224, Book 7851, page 215, and Book 9319, page 443; (4) Dedication of common area of record in Book 6774, page 776; (5) Charter of record in Book 6762, page 261, amended in Book 8016, page 858; (6) Easements of record in Book 4613, page 509, Book 4475, page 757; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 440, revised in Plat Book 6250, page 797, said Register's Office.

Lori Fishel, spouse of Bradley C. Fishel, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Bradley C. Fishel.

Lori G. Fishel is one and the same as Lori Fishel.

96 DEC -2 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 025|062

This is improved (XX) unimproved ( ) property, known as 620 Barlin Drive, 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 22nd day of November, 19 96

Bradley C. Fishel
BRADLEY C. FISHEL

Lori G Fishel
LORI FISHEL

BK/VOL 10274 PG 916

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY C. FISHEL with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of November, 19 96.

My commission expires 9/23/2000 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the underisnged, a Notary Public in and for said County and State, Lori G. Fischel, 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 21st day of November, 1996.

My commission expires: 11-28-98 Notary Public

0293 12/02 0101 03CHECK 390.10

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 19 96.

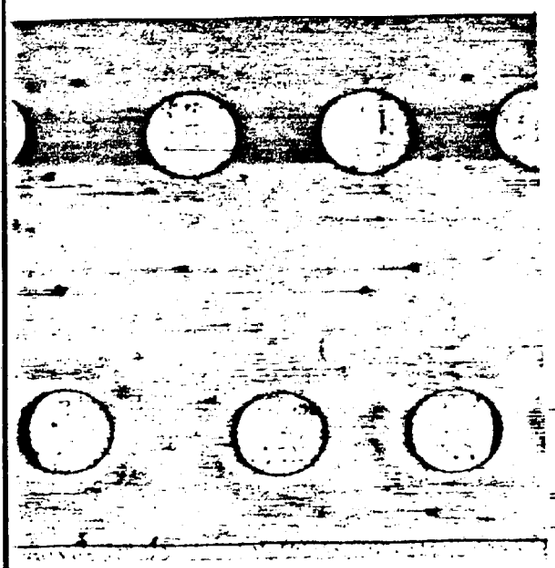
MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL) Notary Public

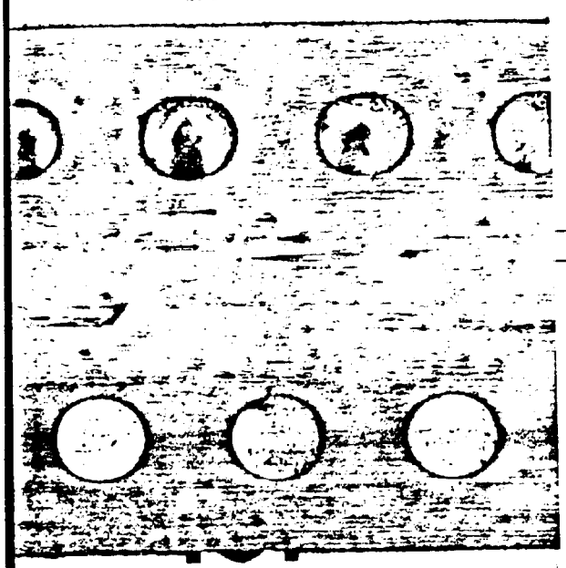
WARRANTY DEED

FROM BRADLEY C. FISHEL

TO HAL ST. CLAIR

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 10274 PG 917

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
				103000.00
				CON TX 381.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 390.10
				CHECK 390.10
12/02/96	01			10:17 0001 0293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251062
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092969