WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 10-25-97
(AFFIX SEAL)

BOOK 10279 PG 361

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Jean Wallman (NAME)	First Republic Mortgage (NAME)	MAP 108-08-0
3212 Lakeford Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 163.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Charles Debray and wife, Frances Debray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Jean Wallman and husband, Thomas Andrew Wallman

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:

BEING Lot No. 30-A on the plan of Zone Lot Division, Lots 29 and 30 of Section 3 of East Lake Subdivision, of record in Plat Book 5200, page 342, as amended in Plat Book 5200, page 668, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Debray and wife, Frances Debray by deed from First Nationwide Bank, a Federal Savings Bank of record in Book 9056, page 692, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5761, page 355 said Register's Office.

1691 12/04 0101 03CHECK 256.90

0252359
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3212 Lakeford Drive, Nashville, TN 37214
(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 27th day of November 19 96

Charles Debray

Frances Debray

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 10279 PG 362

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Debray and wife, Frances Debray

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 Goodlettsville, Tennessee, this 27th day of November, 19 96.

Commission expires 10/13/97

Notary Public

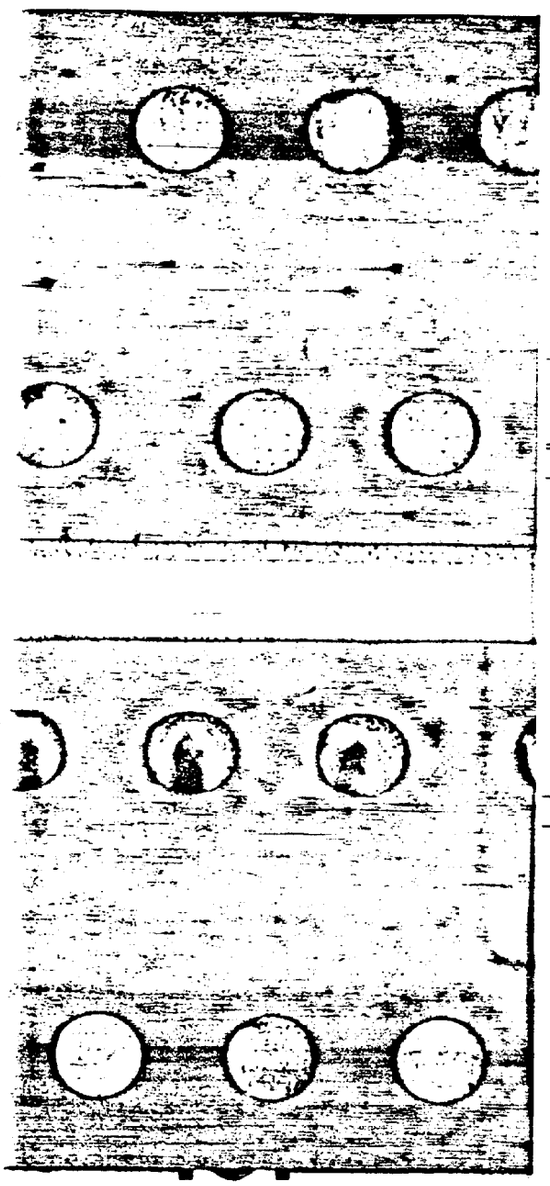
STATE OF TENNESSEE
COUNTY OF

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10279 PG 363

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 67000.00
				CON TX 247.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 256.90
				CHECK 256.90
12/04/96	01			08:54 0001 1691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252359
IDENTIF. # REFERENCE

96 DEC -4 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094356