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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10287 PG 96

#14317

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OWEN HALE (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	Map 118-9
1108 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	Parcel 113
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	FB 16DA4235

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, BRYAN D. HULKER AND WIFE, JAMIE M. HULKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OWEN HALE, 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 the westerly 15 feet of Lot No. 25, all of Lot Nos. 26 and 27, and the easterly 15 feet of Lot No. 28 on the Plan of the Subdivision of the Draughon Tract, as of record in Plat Book 974, page 39, Register's Office for said County, described as follows:

Said part of Lot No. 25, all of Lots Nos. 26 and 27, and part of Lot No. 28 front together 90 feet on the northerly side of Graybar Lane, and runs back between parallel lines 174 feet to a dead line.

Being the same property conveyed to Bryan D. Hulker and wife, Jamie M. Hulker by deed from Harold L. May and wife, Janis L. May of record in Book 9136, page 576, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; and (2) All matters appearing on the Plan of record in Plat Book 974, page 39, said Register's Office.

96 DEC 11 AM 9:53
DAVIDSON COUNTY, TN.

02548011
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 1108 Graybar Lane, Nashville, Tennessee 37204

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 6th day of December 19 96

Bryan D. Hulker
BRYAN D. HULKER

Jamie M. Hulker
By Bryan D. Hulker, Attorney-in-Fact
JAMIE M. HULKER
BY: BRYAN D. HULKER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 10287 PG 97

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN D. HULKER

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 6th day of December, 19 96.

My commission expires 9/18/99 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 WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State BRYAN D. HULKER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JAMIE M. HULKER and is authorized by the said JAMIE M. HULKER to execute this instrument on her behalf.

Witness my hand, at Office, this 6th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Owen Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 19 96.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

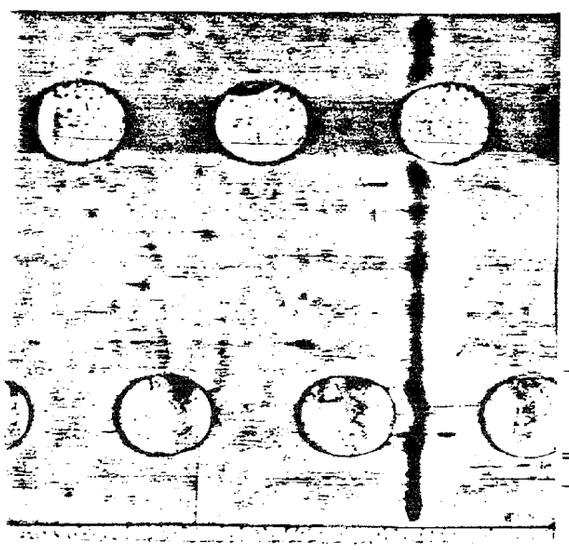
WARRANTY DEED

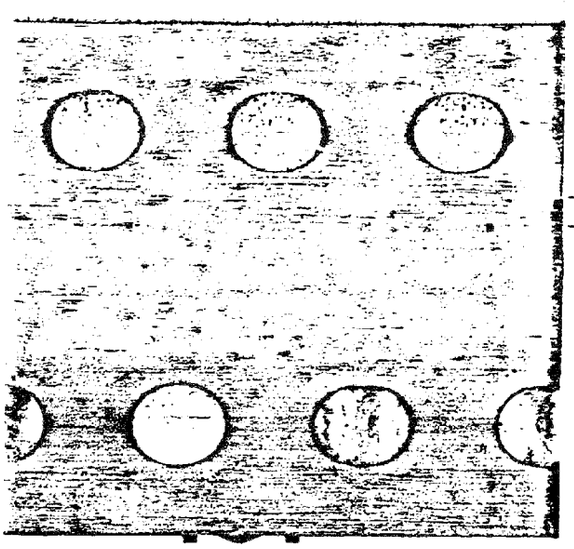
FROM BRYAN D. HULKER AND WIFE, JAMIE M. HULKER

TO OWEN HALE

4427 12/11 0101 03CHECK 749.00

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 10287 PG 98

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	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	8.00
TOTAL	749.00
CHECK	749.00

12/11/96 01 09:56 0001 4427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254801
IDENTIF. & REFERENCE

96 DEC 11 AM 9:53

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1097060