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BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $83,000.00. Clark R Gregg **Affiant** Subscribed and sworn to before me, this 10th day of February, 1997. Notary Public My Commission Expires: 11/27/97

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Clark R. Gregg and wife,	First Republic Mortgage Corp.	
Susan B. Gregg	Suite 500	103-16-0-C-407.00CO
4225 Harding Road, #407	3212 West End Avenue	7DA 79531
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. DANIEL SCHMIDT** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CLARK R. GREGG AND WIFE, SUSAN B. GREGG,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 407 on the Plan of Wellington Arms, a condominium development, of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, to which plan and record are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Daniel J. Schmidt by deed from Edwin B. Raskin, Trustee, of record in Book 8852, page 548, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Gail L. Schmidt joins in this conveyance for the purpose of conveying any interest she may have in subject property.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5721, page 241, and by Instrument of Correction of record in Book 5740, page 897, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 316, Register's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.

This is improved property known as 4225 Harding Road, #407, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 7 day of February, 1997.

J. Daniel Schmidt

Gail L. Schmidt

Gail L. Schmidt

OHIO
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. DANIEL SCHMIDT,** the within named bargainor, 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 7 day of February, 1997.

Notary Public

My Commission Expires: 9/14/99

STATE OF ~~TENNESSEE~~ OHIO)
COUNTY OF ~~DAVIDSON~~ FRANKLIN)

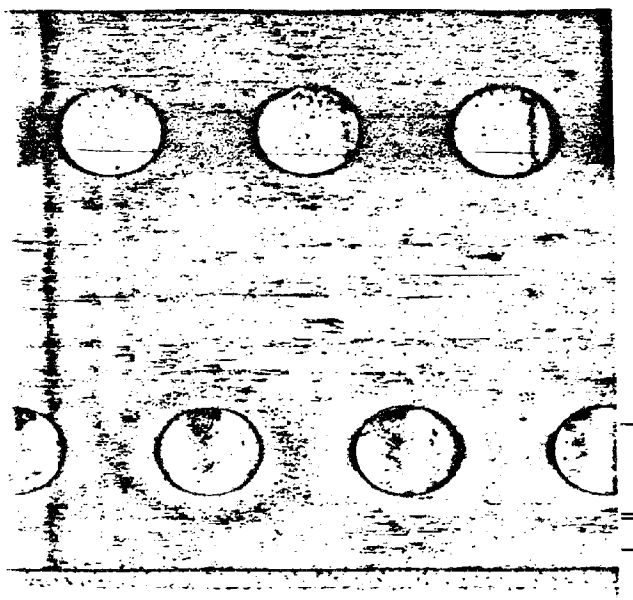
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GAIL L. SCHMIDT,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

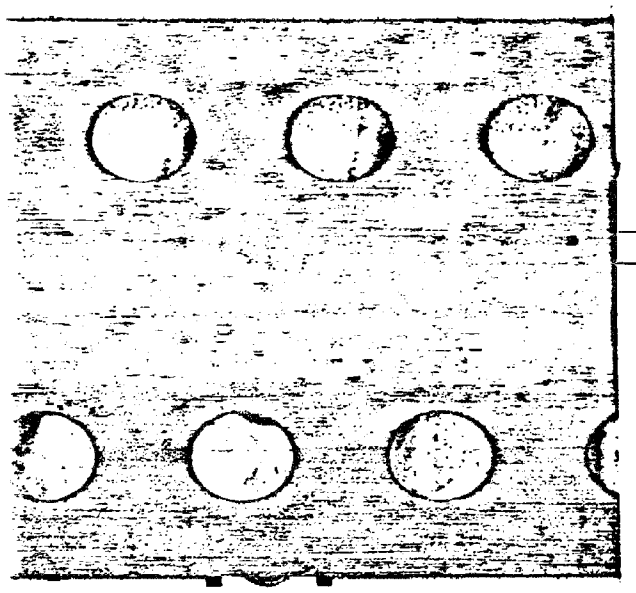
WITNESS my hand, at office, this 7 day of February, 1997.

Cheryl Schmidt
Notary Public

My Commission Expires: 9/14/99

97 FEB 10 PM 3:42
DAVIDSON COUNTY, TN.
027985
IDENTIFICATION/REFERENCE
5180 02/10 0101 03CHECK 320.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	83000.00
			CON TX	37.10
			ERR	CO
			CON TX	37.10-
			CON TX	307.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	320.10
			CHECK	320.10
02/10/97	01	15:46 0001		5180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271985
IDENTIF. & REFERENCE

97 FEB 10 PM 3:42

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1115661