THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***86,500.00

Pam S. Atchley
Affiant

Subscribed and sworn to before me this 15 day of April, 1997.

Notary Public

My Commission Expires: _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

0296402

IDENTIFICATION REFERENCE

97 APR 21 PM 1:33

ADDRESS OF NEW OWNER

CLAY POSEY
KENDRA POSEY
1612 Fatherland Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

FIRST REPUBLIC
MORTGAGE CORPORATION
3212 West End Avenue #500
Nashville, Tennessee 37203

MAP & PARCEL NOS.

MAP 83-14
PARCEL 178

1680 04/21 0101 03CHECK 329.00

BOOK 10423 PG 514

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SIX THOUSAND FIVE HUNDRED AND 00/100 ($***86,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, we, LESLIE DALE HINTON and wife, PATRICIA LYNN HINTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CLAY POSEY and wife, KENDRA POSEY, 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. 79 on the Plan of A.V.S. Lindsley's Subdivision of the Chadwell Tract as of record in Plat Book 2, page 24, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Leslie Dale Hinton and wife, Patricia Lynn Hinton, by deed from Ernest Stanfill and wife, Shirley Stanfill, of record in Book 5996, page 408, Register's Office for Davidson County, Tennessee.

This is improved property known as 1612 Fatherland Street, Nashville, Tennessee 37206.
Ernest Wesley Stanfill and Shirley Ann Stanfill executed this instrument on behalf of Leslie Dale Hinton and Patricia Lynn Hinton pursuant to Power of Attorney which is being placed of record currently herewith.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of A.V.S. Lindsley's Subdivision of the Chadwell Tract of record in Plat Book 2, page 24, Chancery Court at Nashville, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of April, 1997.

Leslie Dale Hinton
LESLIE DALE HINTON
pr Ernest Wesley Stanfill
by Shirley Ann Stanfill

Patricia Lynn Hinton
PATRICIA LYNN HINTON
by Shirley Ann Stanfill
pr Ernest Wesley Stanfill

BOOK 10423 PG 515

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST WESLEY STANFILL and SHIRLEY ANN STANFILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LESLIE DALE HINTON and PATRICIA LYNN HINTON, and acknowledged that they executed the same as the free act and deed of the said LESLIE DALE HINTON and PATRICIAL LYNN HINTON.

WITNESS my hand and seal this 15th day of April, 1997.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

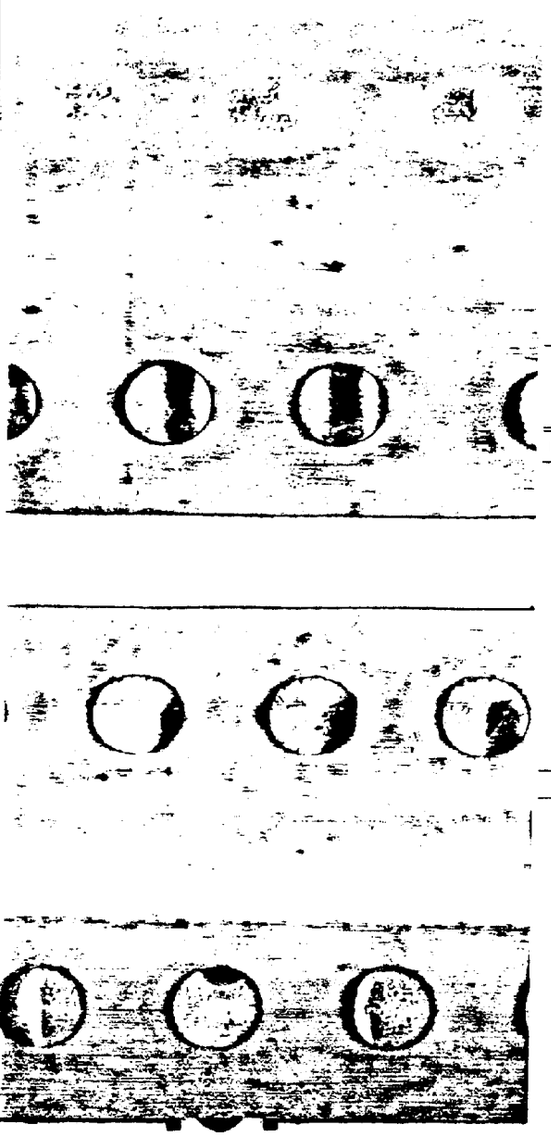
My Commission Expires SEPT. 23, 2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10423 PG 516

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 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/21/03 01 11:38 0001 1680

0296402
IDENTIF. & REFERENCE

07 FEB 21 P 1:32

No. 1141817