OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

First Title and Escrow Co., Inc.

#14775
Box 9B

BOOK 10540 PG 762

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF July, 19 97

NOTARY PUBLIC

My Commission expires: 4/16/99

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth AVenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
J. GREGORY GIFFEN (NAME)	FIRST REPUBLIC MORTGAGE CORPORATION (NAME)	131-1D-191
5025 Hillsboro Pike, #22-D (ADDRESS)	3212 WEST END AVENUE, STE. 500 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT N. MOORE, JR., UNMARRIED, AND BEVERLY A. KREBS, MARRIED

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

J. GREGORY GIFFEN, UNMARRIED

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 191 a/k/a 22-D, on the Plan of Georgetown Apartments, of record in Book 5200, page 4, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robert N. Moore, Jr., and Beverly A. Krebs, as tenants in common, by deed from William H. Waters, III, of record in Book 10451, page 332, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached Exhibit "A")

unimproved ( )
This is improved (X) property, known as #22-D (House Number) 5025 Hillsboro Pike (Street) - Nashville (City), TN (State) 37215 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 18th day of July, 19 97.

ROBERT N. MOORE, JR.

BEVERLY A. KREBS

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

BOOK 10540 PG 763

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT N. MOORE, JR., AND BEVERLY A. KREBS, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 18th day of July, 1997.

My Commission expires:
11/28/98

Jo Anna Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

1. Metro taxes for 1997, a lien, but not yet due and payable.

2. All matters appearing on the Plan of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of 5025 Hillsboro Homeowner's Association, of record in Book 5233, page 460, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions, Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for 5025 Hillsboro Homeowners' Association, of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

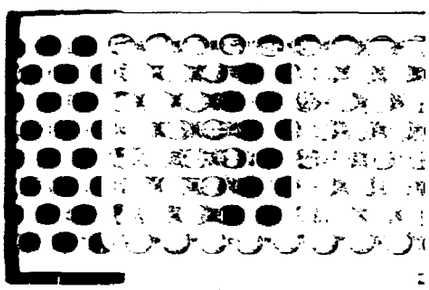
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.

6. Easements to the Metropolitan Government of Nashville and Davidson County, for sanitary sewers and/or storm drainage, of record in book 4308, page 575, Register's Office for Davidson County, Tennessee.

7. Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.

9229733

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

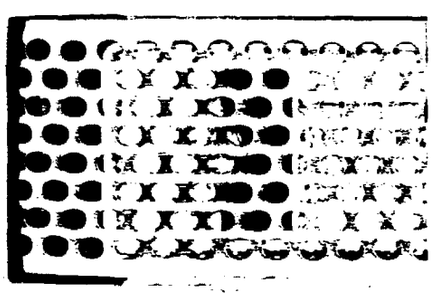
FOR _____

BOOK 10540 PG 765

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
				DAMT 94.00
				DDA TX 347.00
				PRFEE 1.00
				RECRD 11.00
				TOTAL 453.00
				CHECK 453.00
07/24/97	01	10:19	0001	1205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03229733

97 JUL 24 AM 10:19

No. 1177951