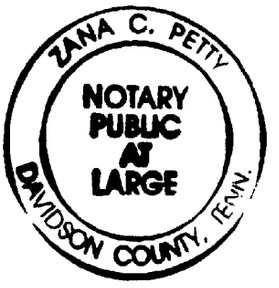
BOOK 10561 PG 487

FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 1-20-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Rae Dunning, Jr. (NAME)	First Republic Mortgage Corporation (NAME)	MAP 146-12
5040 Brevity Lane (ADDRESS)	3212 West End Avenue, Ste 500 (ADDRESS)	PARCEL 119
Nashville, Tennessee 37220 (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, Mildred Criswell Krech, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Rae Dunning, Jr., unmarried

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:

Land in Davidson County, Tennessee being Lot No. 209 on the Map of Section Two, Crieve Hall Estates, of record in Book 2133, page 45, Register's Office for Davidson County, Tennessee to which map reference is hereby made for a more complete description.

Being the same property conveyed to Mildred Criswell Krech by deed from Crieve Hall Estates, Inc., a Tennessee corporation, of record in Book 2156, page 154, said Register's Office.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2133, page 45, said Register's Office; and (c) restrictive covenants contained in instruments of record in Book 2146, page 138 and Book 2153, page 523, said Register's Office.

Power of Attorney of record in Book 9476, Page 424, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 5040 Brevity Lane, Nashville, Tennessee 37220
(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 my hand this 5th day of August 19 97

Mildred C. Krech by Margaret G. White POA

Mildred Criswell Krech, by Margaret G. White, Attorney in Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Criswell Krech

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of August 19 97.

Commission expires ____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 1997, before me personally appeared Margaret G. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mildred Criswell Krech and acknowledged that she executed the same as the free act and deed of Mildred Criswell Krech.

Witness my hand and seal this 5th day of August, 1997.

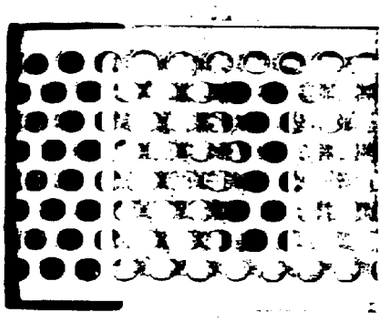
My Commission Expires:

5-27-2001

Notary Public

(SEAL)

0335302
IDENTIFICATION REFERENCE
97 AUG -7 PM 1:10
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
4410 08/07 0101 CHECK 512.20



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10561 PG 489

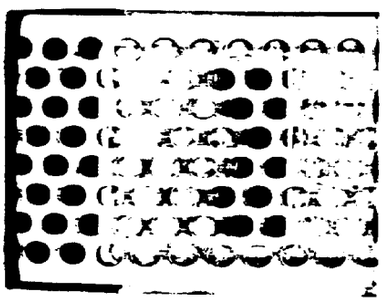
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
136000.00
CON TX 503.20
PRFEE 1.00
MTGFEE 8.00
TOTAL 512.20
CHECK 512.20

08/07/97 01 13:10 0001 4410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0335302
IDENTIFICATION REFERENCE

97 AUG -7 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184004