BOOK 10582 PG 880

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Eric B Averette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

My Commission Expires SEPT. 23, 2000

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric B. Averette (NAME)	First Republic Mortgage (NAME)	MAP 025-16-0
129 Garrett Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 038.00
Goodlettsville, TN 37072 (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, Michael Ward and Judy Ward, devisees under the Last Will and Testament of Lucille Meadows Schiman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric B. Averette and wife, Stacy Y. Averette

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:

Two tracts or parcels of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being the northerly 160.5 feet of Lot No. 1 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, Register's Office for said County, and being all of Lot No. 1 as resubdivided by an instrument of record in Book 2436, page 267, said Register's Office, showing an approved survey of said lot by Hal R. Swann, Jr., dated May 28, 1955.

Said Lot No. 1, as resubdivided, is situated at the southeasterly corner of the interesection of Moss Trail Road and Garrett Road, fronting 91 feet on Moss Trail Road and 160.5 feet on Garrett Road, said frontages being joined by a curve having a length of 36.3 feet and a radius of 25 feet. Said lot extends back eastwardly 262.2 feet from Garrett Road on the southerly line and a total of 259 feet southwardly from Moss Trail Road on the easterly ine, which is a broken line.

TRACT NO. 2: Being part of Lot No. 80 on the Map of Goodlettsville Heights, Section II, as of record in Book 1424, page 120, Register's Office for said County, and described according to a copy of a survey made by J. R. Scott, Surveyor, April 20, 1957, as follows:

BEGINNING at an iron pin in the easterly rear corner of Lots Nos. 79 and 80; thence with the rear or east line of Lot No. 80, southwesterly 150 feet to an iron stake; thence north 39° 58' west 421.6 feet to a concrete monument which monument is 42.9 feet south of the southeast margin of Moss Trail Road; thence

CONTINUED

unimproved ( )
This is improved (X) property, known as 129 Garrett Drive, Goodlettsville, TN 37072
(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 our hand s this 22nd day of August 19 97

Michael Ward

Judy Ward

BOOK 11582 PG 881

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 Michael Ward and Judy Ward, devisees under the Last Will and Testament of Lucille Meadows Schiman

the bargainor s, with whom I am personally acquainted or proved to me on 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 Goodlettsville, Tennessee, this 22nd day of August, 19 97.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires SEPT. 23, 2000

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

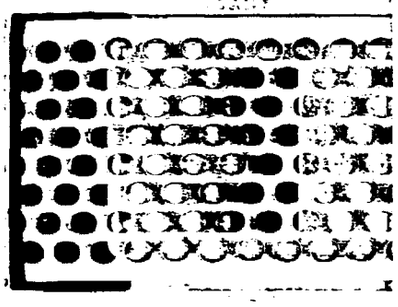
1283 08/27 0101 03CHECK 327.20

IDENTIF. ↑ REFERENCE

97 AUG 27 AM 9:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

034676



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

BOOK 10582 PG 882

RECEIVED OF _____

FOR _____

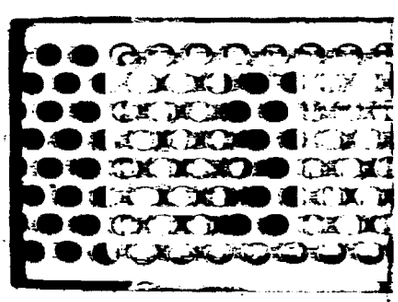
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20

08/27/97 01 09:05 0001 1283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0341676
IDENTIF. ↑ REFERENCE

97 AUG 27 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1190798