THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10583 PG 262

The actual consideration or value, whichever is greater, for this transfer is $ 177,500.00

Hannah Turner Lavey
Affiant

Subscribed and sworn to before me, this 25th day of August 1997

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN F. LAVEY 116 Mayfair Road Nashville, Tennessee 37205	FIRST REPUBLIC MORTGAGE 3212 West End Avenue Suite 500 Nashville, Tennessee 37203	MAP 103-12 PARCEL 253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 177,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, THERESA A. TLAPEK, married

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHN F. LAVEY AND WIFE, HANNAH TURNER LAVEY

hereinafter called the Grantee s, 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. 3 of Block "E" on the Map of Cherokee Park Subdivision of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Mayfair Road, the common corner of Lot Nos. 2 and 3; thence with the line between said lots easterly 139.98 feet to the west line of Lot No. 5; thence with the line between Lot Nos. 3 and 5, northerly 85.12 feet to the southerly margin of Valley Road; thence with the margin of the same westerly 140.0 feet to the intersection of said road and Mayfair Road; thence with the easterly margin of Mayfair Road, southerly 76.65 feet to the point of beginning, excepting a small triangle out of the northwest corner taken for a curve at the intersection of Valley Road and Mayfair Road.

BEING the same property conveyed to Theresa A. Tlapek, an unmarried person, by deed from Maxine Leona Paxton, an unmarried person, of record in Book 8789, page 724, Register's Office for Davidson County, Tennessee.

WILLIAM H. OWENS, JR., spouse of Theresa A. Tlapek, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 116 Mayfair Road, Nashville, Tennessee 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 GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that she is lawfully seized and possessed of said land in fee simple, ha s 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 Grantee(s).

2. Matters shown on the Plan of Block "E" Cherokee Park Subdivision of record in Book 547, page s 169 &, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself ___, her ___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of August, 19 97.

Theresa A. Tlapek
THERESA A. TLAPEK

William H. Owens, Jr.
WILLIAM H. OWENS, JR.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 THERESA A. TLAPEK and WILLIAM H. OWENS, JR., the bargainors, 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 this 25th day of August, 1997.

My Commission Expires: November 22, 1997

Notary Public

1392 08/27 0101 03CHECK 665.75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

034177.1
IDENTIF. ↑ REFERENCE

97 AUG 27 AM 10:35
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10583 PG 264

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	
				177500.00
			CON TX	656.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	665.75
			CHECK	665.75
08/27/97	01		10:35 0001	1392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341771 IDENTIF. # REFERENCE

97 AUG 27 AM 10:35

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 1190[illegible]