BOOK 10592 PG 165

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX XXXX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Kristine Bender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 1997

Notary Public W. K. Georgas

MY COMMISSION EXPIRES 10-[illegible]-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kristine Bender	First Republic Mortgage Corporation	162-16-A-49CO
(NAME)	(NAME)	
12 Sycamore Court	3212 West End Avenue, Suite 500	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37203	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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,

Adam Ledford and wife, Melissa K. Ledford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristine Bender, a married woman

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 Unit Number 12, Building No. 10, on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses of record in Plat Book 5050, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5050, Page 103, Master Deed of record in Book 4887, Page 961, amended in Book 5000, page 607, second amendment in Book 5101, Page 809; Easements of record in Deed Book 4984, Page 569 and Book 2876, Page 107; Agreement of record in Book 5324, Page 214 and Book 4800, Page 734; Charter of Mill Creek Club Condominium Owner's Association, Phase I of record in Book 5000, Page 611, amended by Articles of Merger in Book 9150, Page 797; by By-Laws in Book 4887, Page 985; all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adam Ledford and wife, Melissa K. Ledford by Deed of record in Book 9804, Page 712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is unimproved XX property, known as 12 Sycamore Court (House Number) (Street) Antioch, TN 37013 (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 29th day of August, 1997

Adam Ledford

Melissa K. Ledford

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Adam Ledford and wife, Melissa K. Ledford
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August , 19 97

Commission expires September 25, 1999

K. J. Shelton Notary Public

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of August 19 97

Commission expires September 25, 1999

K. J. Shelton Notary Public

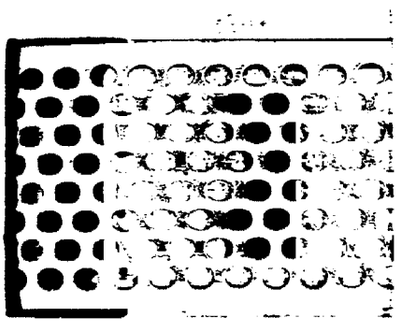
034116
IDENTIFICATION

97 SEP -3 AM 10:57
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3949 09/03 0101 03CHECK 231.00

OFFICIAL RECEIPT

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



RECEIVED OF _____

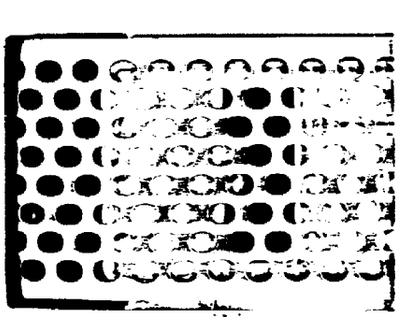
FOR _____

BOOK 10592 PG 167

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	~~60000.00~~
			CON TX	222.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.00
			CHECK	231.00
09/03/97	01		10:55 0001	3949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03414146

IDENTIFICATION REFERENCE

97 SEP -3 AM 10:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193431