File Box 9B
First Title and Escrow Company, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,300.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF October 97
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

BETH HORDOCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

No. 15011

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, [illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Rizer (NAME)	First Republic Mortgage Corporation (NAME)	148-8
828 Oakwood Terrace Drive (ADDRESS)	3212 West End Avenue, S-500 (ADDRESS)	56
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	2DU 23216

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, Fred Larry Duer and wife, Dorothy Edith Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Rizer and wife, Joyce M. Rizer

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. 44 on the Plan of Oakwood Terrace, Section One, as of record in Book 4460, pages 54 & 55, Register's Office for said County.

Said Lot NO. 44 fronts 60.0 feet on the southerly side of Oakwood Terrace Drive and runs back between lines 145.42 feet on the westerly side line and 146.88 feet on the easterly side line, to a line at the rear measuring 60.02 feet thereon.

Being the same property conveyed to Fred Larry Duer and wife, Dorothy Edith Duer by deed from David W. Carver and wife, Suzanne Carver of record in Book 4969, page 698, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4559, page 72, said Register's Office.

This conveyance is subject to any and all existing easements of record.

0362347

IDENTIFICATION REFERENCE

97 OCT 24 AM 9:57

REGISTER
DAVIDSON CO. TENN.

This is unimproved ( ) improved (X) property known as 828 Oakwood Terrace Drive, Antioch, Tennessee 37013
(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 23rd day of October 1997

Fred Larry Duer
Fred Larry Duer

Dorothy Edith Duer
Dorothy Edith Duer

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 Fred Larry Duer and wife, Dorothy Edith Duer

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 Brentwood, Tennessee, this 23rd day of October 19 97.

Commission expires 5/28/2000

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 _____.

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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

On this _____ day of _____, 19 ____, 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 "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

3457 10/24 0101 03CHECK

324.61

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10657 PG 345

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 85300.00
CON TX 315.61
PRFEE 1.00
WDEED 8.00
TOTAL 324.61
CHECK 324.61

10/24/97 01 09:59 0001 3457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0362347
IDENTIFICATION REFERENCE

97 OCT 24 AM 9:57
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1212720