File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

GERALD G. PATTERSON, ATTORNEY
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10695 PG 129

#15033

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT C. SAXON (NAME)	FIRST REPUBLIC MORTGAGE CORP. (NAME)	MAP 142-13-A
412 Northridge Court (STREET ADDRESS OR ROUTE NUMBER)	3212 West End Avenue, Ste. 500 (STREET ADDRESS)	PARCEL 39
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	FB# 9D80921

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, SUSAN J. HAZEN AND JOHN E. JANA, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT C. SAXON AND WIFE, GEORGINA N. SAXON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 39 on the Plan of Phase I and Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490 thru 492, revised in Plat Book 6900, page 784, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Jana and wife, Susan J. Hazen by deed from Gregory A. Braden and wife, Deborah J. Braden of record in Book 8733, page 186, said Register's Office. John E. Jana and Susan J. Hazen having since divorced by Final Decree in the Second Circuit Court for Davidson County, Tennessee, Docket No. 96D-2790, dated December 26, 1996.

This conveyance is made subject to: (1) Restrictions of record in Book 7185, page 619, and Book 7405, page 780; (2) Easements of record in Book 6970, page 278, and Book 6970, page 281; (3) Charter of record in Book 7829, page 703; (4) Agreement of record in Book 7400, page 645; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 490 thru 492, revised in Plat Book 6900, page 784, said Register's Office.

IDENTIFICATION REFERENCE 0373029

97 NOV 24 PM 2:41 REGISTER DAVIDSON COUNTY TN

1740 11/24 0101 03CHECK 734.20

This is improved ~~XX~~ property, known as 412 Northridge Court, Nashville, Tennessee 37221 unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of November, 19 97

Susan J. Hazen
SUSAN J. HAZEN

John E. Jana by Susan J. Hazen Attorney in Fact
JOHN E. JANA BY: SUSAN J. HAZEN, ATTORNEY-IN-FACT BY POWER OF ATTORNEY OF RECORD IN BOOK 10410, PAGE 387, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BOOK 10695 PG 130

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN J. HAZEN

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of November, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, SUSAN J. HAZEN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said JOHN E. JANA and is authorized by the said JOHN E. JANA to execute this instrument on his behalf.

Witness my hand, at Office, this 21st day of November, 1997.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 19

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ~~SUSAN J. HAZEN AND JOHN E. JANA~~

TO ~~ROBERT G. SAXON AND WIFE,~~ GEORGINA N. SAXON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____ BOOK 10695 PG 131

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 196000.00
CON TX 725.20
PRFEE 1.00
WDEED 8.00
TOTAL 734.20
CHECK 734.20

11/24/97 01 14:45 0001 1740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0373029

IDENTIFICATION REFERENCE

97 NOV 24 PM 2:44

REGISTER
DAVIDSON CO., TENN.

FELIX Z. WILSON, II

No. 1224295