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

WARRANTY DEED

BOOK 10695 PG 158

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15085

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JANE S. WILSON (NAME)	FIRST REPUBLIC MORTGAGE CORP. (NAME)	MAP 104-13
210 Leonard Avenue (STREET ADDRESS OR ROUTE NUMBER)	3212 West End Avenue, Ste. 500 (STREET ADDRESS)	PARCEL 83
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	FB# 26W8435

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, ANITA WOODWARD FERRELL, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE S. WILSON, unmarried

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 a part of the S.W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's subdivision of part of the S.W. Berger Home Place of record in Book 547, page 106, Register's Office for said County, and being Lot No. 3 on the Map of the Subdivision of the west part of said Berger Home Place, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1948, as follows:

Beginning at a point in the easterly margin of Leonard Avenue, 412.5 feet south of the southerly margin of Whitland Avenue, being the common corner of Lots 2 and 3 as shown on said plan; thence with the line between said lots, easterly 150 feet to a point; thence southerly, parallel to the easterly margin of Leonard Avenue, 60 feet to a point, being the common corner of Lots No. 3 and 4; thence with the line between the same lots, westerly 150 feet to the easterly margin of Leonard Avenue; thence with the margin of the same, northerly 60 feet to the beginning.

Being the same property conveyed to Anita Woodward by Quitclaim deed from H. Stanley Allen, Jr., Trustee of record in Book 4801, page 757, said Register's Office, the said Anita Woodward having since married.

This conveyance is made subject to (1) Easement of record in Book 1730, page 6, said Register's Office.

Charles Ferrell, spouse of Anita Woodward Ferrell, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Anita Woodward Ferrell.

unimproved ( )
This is improved ~~XX~~ property, known as 210 Leonard Avenue, Nashville, Tennessee 37205 ~~XX~~

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 19th day of November, 19 97

Anita Woodward Ferrell
ANITA WOODWARD FERRELL

Charles Ferrell
CHARLES FERRELL

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 10695 PG 159

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA WOODWARD FERRELL and CHARLES FERRELL,

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

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

My commission expires 9/23/2000 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 _____

0373035
IDENTIFICATION REFERENCE
FILED 2:43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

James S. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 19 97

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

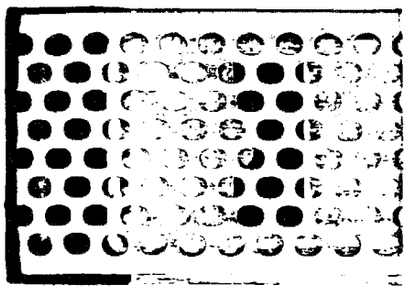
FROM ANITA WOODWARD FERRELL

TO JANE S. WILSON

1746 11/24 0101 CHECK 564.00

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 160

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	
	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	8.00
TOTAL	564.00
CHECK	564.00

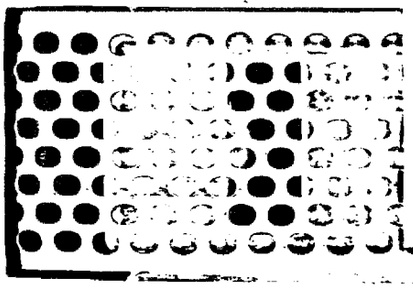
11/24/97 01 14:47 0001 1746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0373035
IDENTIFICATION REFERENCE

97 NOV 24 PM 2:43

FELIX Z. WILSON
DAVIDSON CO. TN.



No.1224301