STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

2834-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

David B Sheetz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 98.

Dorothy S. Potts
Notary Public

MY COMMISSION EXPIRES: 7.24.99

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 1999

THIS INSTRUMENT WAS PREPARED BY Mail
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Sheetz	FIRST REPUBLIC MORTGAGE CORPORATION	44-07-005.00
(NAME)	(NAME)	
113 Buffalo Street	3212 WEST END AVENUE #500	044-11-034.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138	NASHVILLE, TENNESSEE 37203	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, The Lillie C. Keith Living Trust dated November 11, 1992

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Sheetz and Judith A. Winebrenner, as joint tenants with the right of survivorship

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:

See exhibit A attached hereto and made a part hereof.

BOOK 11102 PAGE 626

98 SEP -8 AM 9:31
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0485045

IDENTIFICATION REFERENCE

This is improved property known as 113 Buffalo Street, Old Hickory, TN 37138

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 their hand s this 31st day of August, 19 98.

The Lillie C. Keith Living Trust

Lillie C Keith Trustee
Lillie C. Keith, Trustee

7755 09/08 01:01 03CHECK 274.00

2834-H

BOOK 11102 PAGE 627

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

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

The Lillie C. Keith Living Trust

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of August, 19 98.

My commission expires 7.24.99

Dorothy S. Potts
Notary Public

DOROTHY S. POTTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

File No.: 2834-H

ATTACHMENT

Land in Davidson County, Tennessee, being two tracts as follows:
TRACT NO. I:

Being Lot No. 136 on the Plan of Section A-1 and part of Section A, Village of Old Hickory, as of record in Book 1424, page 101, Register's Office for said County, being also shown on the Plan of Section A, Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 136 fronts 69.2 feet on the northerly side of Buffalo Street and runs bank 202.8 feet on the easterly line and 205.5 feet on the westerly line, to the northerly line of said lot, measuring 10 feet thereon.

TRACT NO. II:

Being Lot No. 136-A on the Plan of Section A-1 and Part of Section A, Village of Old Hickory, as of record in Book 1424, page 101, Register's Office for said County, and described as follows:

BEGINNNING at a point at the northwest corner of Lot No. 136 above described and running thence North 0 deg. 54 min. West 597.4 feet to a point; thence South 71 deg. 37 feet East 104.6 feet to a point; thence South 52 deg. 25 min. East 157.3 feet to the common corner of Lots 136-A and 135-A; thence with the line between said lots, South 23 deg. 40 min. West 512.6 feet to a point, the northeast corner of Lot No. 136 above described; thence with the line of same, westwardly 10 feet to the point of beginning.

BEING the same property conveyed to Lillie C. Keith Living Trust by deed from Lillie C. Keith, filed of record in Book 8786, page 662, Register's Office for Davidson County, Tennessee; also acquired by instrument of record in Book 3647, page 111, Register's Office for said County.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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

RECEIVED OF _____

FOR _____

BOOK 11102 PAGE 629

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

WDEED 70000.00
CON TX 259.00
VOID
WDEED 70000.00-
CAMT 70000.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 274.00
CHECK 274.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7735

0485045
IDENTIF. & REFERENCE

98 SEP -8 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343160