This instrument was prepared by:
Thomas C. Binkley, Attorney
Court Square Building
Nashville, Tennessee

BOOK 4563 PAGE 973

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Robert Turner (NAME:)	First Investment Company (NAME:)	15DA38088
1409 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Map. 83-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Columbus, Ohio (CITY) (ZONE) (STATE)	Par. 203

For and in Consideration of the sum of Ten and no/100----------

($10.00) ----------*DOLLARS*
cash in hand paid by James Robert Turner and wife, and other good and valuable considerations, the receipt of which is hereby acknowledged,

DEC27F CONV 17,500.00
DEC27F S'TAX A* 45.50
DEC27F PR'FEE A* .50
DEC27F W'DEED A* 6.00 * 52.00

I, Christine Tidwell,
have bargained and sold, and by these presents do transfer and convey unto the said James Robert Turner and wife, Isabelle V. Turner, 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 the northerly 40 feet of lot No. 9, all of lot No. 10 and the southerly 40 feet of lot No. 11 and that part of a 12-foot alley lying immediately east of the rear lines of same as shown on the plan of Mrs. Minnie E. Martin's Subdivision as of record in book 547, page 137, Register's Office for Davidson County, Tennessee, and part of lot No. 58 on the Plan of Brownsville as of record in book 21, page 9, Register's Office for Davidson County, Tennessee, described together according to a survey by Parrish Engineers Inc., dated February 24, 1969, as follows:
Beginning at a point in the easterly margin of Riverside Drive 10 feet north of the common front corner of lots No. 8 and 9 on the Plan of Mrs. Minnie E. Martin's Subdivision; thence with said margin of Riverside Drive, northwardly 130 feet to a point 40 feet north of the southwest front corner of lot No. 11 on said plan; thence at right angles, eastwardly 205.5 feet to a point in the easterly margin of a 12 foot alley, passing the westerly margin of said a ley at 193.5 feet; thence with the easterly margin of said alley and the westerly line of lot No. 58 on the Plan of Brownsville; northwardly 60 feet to a point; thence at right angles eastwardly 294 feet to a point; thence at right angles and a fence line southwardly 190 feet to a point at a fence corner; thence at right angles and with a fence line westwardly 499.5 feet to the point of beginning, passing the easterly margin of the aforementioned 12 foot alley 294 feet and the westerly margin of said alley at 304 feet.
Being the same property conveyed to Jessie C. Tidwell, Jr. and wife, Christine Tidwell, by deed from Augusta Lomasney Connor, of record in book 4317, page 202, Register's Office for said County; the said Jessie C. Tidwell, Jr., having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,500.00

Subscribed and sworn to before me, this the 22nd day of December 19 71

James Robert Turner
Affiant

My commission expires: 12-12-72
(Affix Seal)

Notary Public

This instrument is executed by Thomas C. Binkley for Christine Tidwell as her Attorney in Fact by authority of a Power of Attorney dated August 4, 1971, which is being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1409 Riverside Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Robert Turner and wife, Isabelle V. Turner, their *heirs and assigns, forever.*

And I *do covenant with the said* James Robert Turner and wife, Isabelle V. Turner *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Robert Turner and wife, Isabelle V. Turner, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* December, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Christine Tidwell
by Thomas C. Binkley
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 1971, before me personally appeared Thomas C. Binkley, to me known to be the person who executed the foregoing instrument in behalf of Christine Tidwell, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of said Christine Tidwell.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1971.

NOTARY PUBLIC

Notary Public

My Commission Expires:

STATE OF.....
COUNTY OF.....

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

.....

.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that*.....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self* .....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

REFERENCE IDENTIF. 4256 B
DEC 27 4 PM '71
REGISTER
DAVIDSON COUNTY, TENN.