8134 07/23 78.40- CHECK

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5469 PAGE 174

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 26,485.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY 19

Notary Public

MY COMMISSION EXPIRES: 7-6-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alphonse H. Davis (NAME)	First Investment Company (NAME)	MAP 44-5
336 Keeton Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Lock Road (STREET ADDRESS)	PARCEL 40
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43216 (CITY) (STATE) (ZIP)	4D-38050

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 John A. Stinson and wife Debbie G. Stinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alphonse H. Davis and wife Mary D. Davis

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

BEING the same property conveyed to John A. Stinson and wife Debbie G. Stinson, by deed from James D. Woolems and William L. Berkley, d/b/a B & J Investments, of record in Deed Book 5202, Page 97, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5092, Page 435, Register's Office for Davidson County, Tennessee, securing a promissory note dated November 24, 1976, payable to the order of First Investment Company, with a present unpaid balance of approximately $19,581.04, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

THIS conveyance, also, is subject to a Second Deed of Trust, recorded in Book 5262, Page 99, Register's Office for Davidson County, Tennessee, securing a promissory note dated February 23, 1978, payable to the order of B & J Investment, with a present unpaid balance of approximately $4,904.71, which the Grantees herein hereby assume and agree to pay.

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

This is unimproved ( ) improved (XX) property, known as 336 Keeton Drive (House Number) (Street) Old Hickory, TN 37138 (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 20TH day of JULY, 19 79

John A. Stinson

Debbie G. Stinson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Stinson and wife Debbie G. Stinson

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 19 82

Commission expires 9-6-84

Patricia Ann Johnson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed 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 _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
John A. Stinson

TO
Alphonse H. Davis

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

EXHIBIT A

BOOK 5469 PAGE 176

LAND in Davidson County, Tennessee, being the northwesterly 72 feet of Lot No. 51 on the unrecorded map of Scenic View S/D, and being designated as Lot "Y" on a map of a resubdivision of certain lots in said subdivision, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, June 2, 1959, and further described according to a survey made by John Kohl, dated November 5, 1976, as follows:

BEGINNING at a point in the southwesterly margin of Keeton Ave., 28 feet northwest of the common corner of Lots Nos. 51 and 52, being 1,107.2 feet northwest from a concrete monument set near the intersection of Hillman Place; thence southwesterly parallel to the line between Lots Nos. 51 and 52, 165 feet to a point; thence northwesterly 72 feet to the corner of Lots Nos. 50 and 51; thence with the line between said lots, northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of said Avenue, southeasterly 72 feet to the point of beginning.

F. 4 1 4 4 0

T
IDENTIF. REFERENCE

JUL 23 9 43 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5469 PAGE 177

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26485.76-	CO
			68.90	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	78.40-
8134A07/23/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 1 4 4 0

T
IDENTIF. REFERENCE

JUL 23 9 43 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698815