Prepared by:
Gail Pigg, Attorney
OneCommerce Place
Nashville, TN 37239

Mail

WARRANTY DEED

BOOK 5698 PAGE 294

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Greg Thurman	First Investment Company	105-10-225
(NAME)	(NAME)	
705 Huntington Ridge	2244 Mock Road	~~16W-17220~~
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37211	Columbus, OH 43216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Investment Company, and secured by a deed of trust of record in Book 5672 , page943, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

WILLIAM RANDOLPH MEANS and wife, JANE S. MEANS

have this day bargained and sold, and do hereby transfer and convey unto the said
GREG THURMAN

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of C. S. Caldwell's Second Roycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Randolph Means and wife, Jane S. Means, by deed from Golden Properties, of record in Book 5672, page 940, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,100

Subscribed and sworn to before me, this the 5th day of January 19 81

Affiant

My commission expires: 10-13-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 758 Benton Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for 1981 taxes; plan of record in Bk.421,p.176,deed of trust to First Investment

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 5th *day of* January *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Randolph Means
William Randolph Means

Jane S. Means
Jane S. Means

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William Randolph Means and wife, Jane S. Means

the within named bargainorS, 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 Brentwood ~~Nashville~~ *Tennessee, this* 5th *day of* January, *19* 81.

Commission expires 10-13-81.

Kay Burgess *Notary Public*

KAY BURGESS NOTARY PUBLIC WILLIAMSON COUNTY

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 as* .....

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

.....*Notary Public*

Commission expires .....

3871 01/08 104.26- CHECK

WARRANTY DEED

FROM
William Randolph Means et ux

TO
Greg Thurman

324616

IDENTIF. REFERENCE

JAN 8 9 33 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			37600.00- CO	
			97.76 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 104.26-	
3871A01/08/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32461 6

T
IDENTIF. REFERENCE

JAN 8 9 33 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 801002