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WARRANTY DEED

BOOK 5741 PAGE 733

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,153.75

Bobby R. Yant Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 81

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY R. YANT, JR., et ux (NAME)	FIRST INVESTMENT COMPANY (NAME)	38
5421 Eaton's Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	24
Joelton, Tn. 37080 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	14D 27110

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, THOMAS JAMES CLARKE and wife, ROSANNE CLARKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY R. YANT, JR. and wife, DEBRA H. YANT

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:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Tract 3 on the F. B. Kelsey's and wife, property, and described according to a survey thereof made by C. J. Carney, Surveyor, dated March 28, 1961, as follows:

Beginning at an ion pin in the center line of Kelsey Drive; said point being 413 feet southwest of Eaton's Creek Road; thence with the center of Kelsey Drive, South 88° West 172 feet to a stake in a spring branch, opposite a turn into Kelsey Drive; thence North 35° East 276.0 feet with Kelsey Drive, to an iron pin; thence North 8° 03' West 76.6 feet to a pin in said Drive; thence leaving said Drive, North 89° 30' West 258.6 feet to an iron pin; thence South 3° West 448 feet to an iron pin in the center of Kelsey Drive; thence with the center of the same, North 64° East 340 feet to the point of beginning.

Being the same property conveyed to Thomas James Clarke and wife, Rosanne Clarke by deed from Donald William Lane and wife, Virginia Helen Lane, of record in Book 5658, page 633, Register's Office for Davidson County, Tennessee.

Also conveyed herein is an ingress egress easement over Kelsey Drive which provides right=of=way to Eaton's Creek Road, which is described as follows:

This is unimproved ( ) improved (X) property, known as 5421 Eaton's Creek Road, Joelton, Tn. 37080
(House Number) (Street) (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 30th day of April, 1981

Thomas James Clarke
THOMAS JAMES CLARKE

Rosanne Clarke
ROSANNE CLARKE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 Goodlettsville, Tennessee, this 30th day of April, 1981

Commission Expires October 17, 1982 _____, Notary Public.

STATE OF _____
_____ 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 upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

DESCRIPTION CONTINUED . . . . .

Running from Eaton's Creek Road generally with the existing gravel drive, as shown on the deed of record in Book 5658, page 633, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM
THOMAS JAMES CLARKE, et ux

TO
BOBBY R. YANT, JR., et ux

G 40568

IDENTIF. REFERENCE

MAY 6 9 35 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5741 PAGE 735

FOR

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

40153.75- CO
104.52 CO TX
.50 PRFEE
6.00 WDEED
CHECK 111.02-
4107A05/06/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

640568

IDENTIFICATION

MAY 6 9 35 AM '81

FELIX Z. WILSON
DAVIDSON COUNTY

No. 820457