ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
BRIAN M. LEE et ux	FIRST INVESTMENT COMPANY	75-9-9
(NAME)	(NAME)	
312 Bonnahurst Drive	P.O. Box 749	4D-34302
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Columbus, Ohio 43216	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5796 PAGE 412

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

RICHARD D. MOVIUS and wife, ARLENE M. MOVIUS,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said BRIAN M. LEE and wife, LAURALITA D. LEE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 583 on the Plan of Hermitage Hills, Section VI, as of record at Book 3300, page 10, Register's Office for said County.

Said Lot No. 583 fronts 85.0 feet on the easterly margin of Bonnahurst Drive, and extends back 225.95 feet on the southerly line, and 264.93 feet on the northerly line, which is a broken line, to a line on the rear on which it measures 36.55 feet.

Being all the same property conveyed to Richard D. Movius and wife, Arlene M. Movius by deed from Arnold A. Cole and wife, Alice F. Cole of record at Book 5105, page 314, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the originla principal amount of $35,250.00 secured and evidenced by Deed of Trust of record in Book 5105, page 316, Register's Office for Davidson County, Tennessee, in favor of First Investment Company, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to restrictive covenants contained in instrument of record at Book 3253, page 261; and to the limitations shown on the plan of record at Book 3300, page 10, both of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which the Grantees assume in full.

This is improved (xx) property, known as 312 Bonnahurst Drive, Hermitage, Tennessee 37076
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 10th day of September, 19 81.

x Richard D. Movius
RICHARD D. MOVIUS

x Arlene M. Movius
ARLENE M. MOVIUS

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STATE OF ~~TENNESSEE~~ ✓ IOWA
COUNTY OF ✓ LEE

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RICHARD D. MOVIUS and wife, ARLENE M. MOVIUS

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 ✓ FT. MADISON, IOWA, this ✓ 12th day of September, 19 81.

My commission expires ✓ Sept. 30, 1981 Notary Public ✓ Sharon K. Scholl

SHARON K. SCHOLL
NOTARY PUBLIC
MY COMMISSION EXPIRES
9-30-81

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,300.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

✓ _____

Sworn to and subscribed before me this 10th day of September, 19 81.

My commission expires 10-21-84 Notary Public _____

GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Attorney at Law	2211 Crestmoor Road, Nashville, TN 37215

FILED

SEP 18 | 51 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G60534

WARRANTY DEED

FROM
RICHARD D. MOVIUS and wife,
ARLENE M. MOVIUS

TO
BRIAN M. LEE and wife,
LAURALITA D. LEE

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

8681 3/18 142.48 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5796 PAGE 414

RECEIVED OF _____

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
			52300.00- CO	
			135.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	142.48-
8801A	09/18/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

660534

IDENTIF. REFERENCE

SEP 18 1 51 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 844268