WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

H. L. Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF January, 1982

William E. Berry
Notary Public

MY COMMISSION EXPIRES: July 21, 1985

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
RITE RESIDENTIAL ASSOCIATES, LTD.	FIRST INVESTMENT COMPANY (NAME)	71-8
417 Welshwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	106
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	12DZ 1915

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, ROBERT C. DUNCAN and wife, NONIE L. DUNCAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RITE RESIDENTIAL ASSOCIATES, LTD.

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:

Being Lot No. 194 on the Plan of Joywood Heights, Section One, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert C. Duncan and wife, Nonie L. Duncan by deed from Dan H. Wright, of record in Book 5829, page 237, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 435 East Trinity Lane, Nashville, Tn. 37216
(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 7th day of December, 1981

Robert C. Duncan — Nonie L. Duncan

ROBERT C. DUNCAN NONIE L. DUNCAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Duncan and Nonie L. Duncan

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 7th day of December, 1981

Commission Expires October 17, 1982

James R. Wilkins, 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

9716

WARRANTY DEED

FROM

TO

G 77393

RUSH

IDENTIF. REFERENCE

JAN 27 10 26 AM '82

FELIX Z. WILSON II 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 _____

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
			38500.00- CO	
			100.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	106.60-
9716A01/27/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G77393

IDENTIF. REFERENCE

JAN 27 10 26 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864370