This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger B. Brown et ux	First Investment Company	11D 15210
(NAME) 109 Peggy St.	(NAME) P.O. Box 749	42-16-49
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Columbus, Ohio 43216	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,* cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness in the original principal amount of $39,450.00 payable to First Investment Company; and secured by a deed of trust of record in Book 5624, page 318, Register's Office for Davidson County, Tennessee;

BOOK 6058 PAGE 626

We, STEVE SMALLEN AND WIFE, PATRICIA A. SMALLEN,

have this day bargained and sold, and do hereby transfer and convey unto the said ROGER B. BROWN AND WIFE, RAVONDA C. BROWN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Finnland Heights, Part 2, of record in Book 1424, page 7, 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 Steve Smallen and wife, Patricia A. Smallen, by deed from David P. Phillips and wife, Deborah Phillips, of record in Book 5624, page 315, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 43,350.00

Subscribed and sworn to before me, this the 17 day of May 19 83

My commission expires: Oct. 20, 1984 (Affix Seal)

× Roger B Brown
Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 109 Peggy Street, Madison, TN 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Roger B. Brown and wife, Ravonda C. Brown, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roger B. Brown and wife, Ravonda C. Brown, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* May, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Steve Smallen

Steve Smallen

Patricia A. Smallen

Patricia A. Smallen

BOOK 6058 PAGE 627

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Steve Smallen and wife, Patricia A. Smallen

*the within named 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, TN, *Tennessee, this* 17th *day of* May, *19* 83

Jan C. Yount *Notary Public*

Commission expires Oct 30, 1984

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 ...

WARRANTY DEED

FROM

STEVE SMALLEN ET UX

TO

ROGER B. BROWN ET UX

H 48480

RUSH

IDENTIF. REFERENCE

MAY 18 11 35 AM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-20408

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6058 PAGE 628

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
			43350.00- CO 118.08 CO TX .50 PRFEE 6.00 WDEED CHECK 119.08- 8317A05/18/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H48480

IDENTIF. REFERENCE

MAY 18 11 35 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949783