WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 19 83

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

BOOK 6136 PAGE 596

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
BENJI R. DURDEN (NAME)	FIRST INVESTMENT COMPANY (NAME)	87-13
4424-4426 Central Valley (STREET ADDRESS OR ROUTE NUMBER)	P. O. 749 (STREET ADDRESS)	91
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	4D 12852

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, JOE K. SANDERS and wife, KAREN J. SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENJI R. DURDEN

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. 29 on the Plan of Valley Grove, Section 4, of record in Plat Book 5800, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Joe K. Sanders and wife, Karen J. Sanders, by deed from Robert E. Earheart of record in Book 6043, page 16, Register's Office for Davidson County, Tennessee.

Grantee assumes the obligation to pay the remaining balance of a note to First Investment Company secured by a Deed of Truste of record in Book 6124, page 168, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4424-4426 Central Valley Dr., Hermitage, Tn. 37076
(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 hands this 9th day of September, 19 83

JOE K. SANDERS

KAREN J. SANDERS

09/15 188.50- CHECK

7386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6136 PAGE 597

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe K. Sanders and Karen J. Sanders

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 9th day of September, 1983

Commission Expires October 19, 1986.

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

IDENTIF. REFERENCE

Sep 15 9 24 AM '83

FELIX A. MILLSAPS, REGISTER
DAVIDSON COUNTY, TN

H 73597

WARRANTY DEED

FROM

TO

RECEIPT NO. 206

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_____

BOOK 6135 PAGE 598

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70000.00-	CO
			182.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 183.50-
			7388A09/15/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.3597

IDENTIF. REFERENCE

SEP 15 9 24 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 978679