FORM NO. WD-1

Box 1

15124

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$42,750.00 Margaret Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 1985.

Notary Public

MY COMMISSION EXPIRES: 4-4-1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD A. OESER (NAME)	First Investment Company (NAME)	MAP 73-1
2204 Milton Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	PAR 170
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	15DZ 37305

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, O. C. TEMPLE and MARGARET TEMPLE and wife, JOANN TEMPLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. OESER and wife, ANITA J. OESER

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 Davidson County, Tennessee, being Lot No. 48 on the Plan of Highland View, as of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jennie Bell King Temple by deed from Louise G. Boyle, as of record in Book 4129, page 15, Register's Office for Davidson County, Tennessee. The said Jennie Bell King Temple having since died and leaving as her only heirs at law. O. C. Temple and Margaret Temple. Joann Temple, wife of O. C. Temple joins in this conveyance for the express purpose of conveying all her marital rights in subject property.

1:80 1:20
IDENTIF. REFERENCE
JAN 30 1 58 PM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

01/30 117.52 CHECK

This is unimproved ( ) improved (X) property, known as 2204 Milton Drive, 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 ~~their~~ hand s this 25th day of ~~January~~, 19~~85~~

O. C. TEMPLE O C Temple JOANN TEMPLE Joann Temple

MARGARET TEMPLE Margaret Temple

7644

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. C. TEMPLE and MARGARET TEMPLE and wife, JOANN TEMPLE

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 19 85.

Commission expires 4-15-87

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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

WARRANTY DEED

FROM
O. C. TEMPLE
MARGARET TEMPLE

TO
RICHARD A. OESER
ANITA J. OESER

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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
			42750.00-	CAMT.
			117.02	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 117.52-
			7644A01/30/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I:80 1:20

IDENTIF. REFERENCE

JAN 30 1 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105152