BOOK 6488 PAGE 82

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 1985.

Notary Public

MY COMMISSION EXPIRES: 5-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Paul R. White, Second Floor 808 Broadway, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Rota and Steven D. Travis (NAME)	First Investment Co (NAME)	061-16-0
1423 Greenland Avenue (STREET ADDRESS OR ROUTE NUMBER)	PO Box 749 (STREET ADDRESS)	Parcel 341.00
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Columbus Ohio 43216 (CITY) (STATE) (ZIP)	Field Book 15DZ-22220

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, Philip Brown and wife, Inez Denton Brown and Thomas R. Small and wife, Josephine Denton Small

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Rota and Steven D. Travis

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 the northerly 75 feet of Lot No. 17 of Block "B" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County.

Said part of said lot fronts 75 feet on the easterly side of Greenland (formerly Willmeta) Avenue and runs back between parallel lines, along the south line of Lot No. 16 Block "B", 175 feet to the westerly line of Lot No. 6 of Block "B".

Being the same property conveyed to John F. Denton and wife, Berchie Denton, by deed from Richard Perkins and wife, Mary D. Perkins of record in Book 2602, Page 187, Register's Office, the said John F. Denton having died 12 January 1984 and the said Berchie Denton having also died 8 September 1984 leaving a Will, now admitted to Probate, devising the said realty to her daughters, Inez Denton Brown and Josephine Denton Small. Philip Brown and Thomas R. Small join in this conveyance, not as owners of the property but for the sole purpose of conveying any and all marital rights they may have under the laws of the State of Tennessee.

This conveyance is made subject to restriction of record in Book 936, Page 601, Register's Office for Davidson County, Tennessee.

CHECK

This is unimproved ( ) improved (X) property, known as 1423 (House Number) Greenland Avenue (Street) Nashville, TN 37216 (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 hands this 31 day of January, 1985

Philip Brown
Philip Brown

Inez Denton Brown
Inez Denton Brown

Thomas R. Small
Thomas R. Small

Josephine Denton Small
Josephine Denton Small

02/06 161.20-

9169

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Deborah D. McCreary, a Notary Public in and for said County and State, the within named Philip Brown ~~and wife, Inez Denton Brown~~

the bargainor XX, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of January, 1985.

Deborah D. McCreary Notary Public

Commission Expires 7-17-88

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Inez Denton Brown, wife of Philip Brown

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), ~~and who, upon oath, acknowledged himself to be the~~ ~~of the~~ ~~a corporation, and that he as such~~, executed the foregoing instrument for the purpose therein contained, ~~by signing the name of the corporation by himself as~~.

Witness my hand and official seal at Goodlettsville, Tennessee, this 31 day of January, 1985.

Douglas R. Berry Notary Public

Commission Expires 10-19-86

WARRANTY DEED

FROM
Philip Brown and wife, Inez and Thomas R. Small and wife, Josephine

TO
Charles A. Rota and Steven D. Travis

I 8 3 8 2

IDENTIF. REFERENCE

FEB 6 12 00 PM '85

WILLIA... WILSON JR REGISTER
DAVIDSON COUNTY, TN

This Instrument Prepared By:
PAUL R. WHITE
2nd FL. 808 BROADWAY
NASHVILLE, TN. 37203
615/254-3765

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail Doug Berry Goodlettsville 37072

STATE OF MARYLAND
County of Montgomery

Personally appeared before me, Thomas R. Small & Josephine D. Small a Notary Public in and for said County and State, the within named Thomas R. Small and wife, Josephine Denton Small, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashton, Maryland, this 7th day of January, 1985.

Dorothy M. Starcher
Notary Public

My Commission Expires: 7-1-86

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
			69600.00- CAMT.	
			164.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 161.20-	
			9169A02/06/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 3 8 2

IDENTIF. REFERENCE

FEB 6 12 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106622