WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Angela J. Wiard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 1985

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

BOOK 6496 PAGE 428

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANGELA J. WIARD (NAME)	FIRST INVESTMENT COMPANY (NAME)	61-11
1024 McMahan Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	99
~~Goodlettsville~~ Nashville, Tn. 37216 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	15DZ 04080

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, DOROTHY BEAM LITCHFIELD, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANGELA J. WIARD

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. 1 on the Plan of a Resubdivision of Lots No. 11 to 17 (inclusive) in I. C. McMahans Maplewood Tract, of record in Book 547, page 144, 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 George L. Litchfield and wife, Dorothy Beam Litchfield, by deed from Elwin Lewis Litchfield, unmarried, of record in Book 4307, page 513, Register's Office for Davidson County, Tennessee.

I 8 4 3 2 9

IDENTIF. REFERENCE

FEB 21 9 10 AM '85

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1024 McMahan Avenue, ~~Goodlettsville~~ Nashville, Tenn. 37216 ~~37072~~
(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 my hand this 16 day of February, 19 85

Dorothy Beam Litchfield
DOROTHY BEAM LITCHFIELD

BOOK 6496 PAGE 429

STATE OF OHIO
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Beam Litchfield

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cincinnati, Ohio, ~~Tennessee~~, this ____ day of February, 19 85.

Commission Expires July 9, 1989 _____, Notary Public.

STATE OF Ohio
Hamilton County

Before me, Wayne Rust on February 16, 1985 Notary Public in and for the State and County aforesaid, personally appeared _____ My Commission Expires July 9, 1989 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

Wayne Rust SEAL
WAYNE RUST
Notary Public, State of Ohio
My Commission Expires July 9, 1989

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6496 PAGE 430

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

49000.00- CAMT.
127.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
2656A02/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 8 4 3 2 9

IDENTIF. REFERENCE

FEB 21 9 10 AM '85

FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 110007