File 7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 19 85

Notary Public

MY COMMISSION EXPIRES: 4/5/89

(AFFIX SEAL)

BOOK 6513 PAGE 18

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
MICHAEL CHARLES OLSEN (NAME)	FIRST INVESTMENT COMPANY (NAME)	83-6
P. O. Box 348 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	241
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	23W 10100

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, BBG PROPERTIES, A PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL CHARLES OLSEN,

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. 5 on the Map of Olivia Sharpe's Addition of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the northerly side of Eastland Avenue and runs back between parallel lines 175 feet to an alley, improved and known as 1709 Eastland Avenue, Nashville, Tennessee.

BEING the same property conveyed to BBG Properties by deed from Clyde Spencer, Jr., and wife, Joy O. Spencer of record in Book 6170, page 759, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST INVESTMENT COMPANY, of record in Book 6059, page 165, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is ( ) unimproved (X) improved property, known as 1709 Eastland Avenue, Nashville, Tennessee 37206
(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 14th day of MARCH, 19 85

BBG PROPERTIES

By: BILL O. HANCOCK

THOMAS D. GRAVES

03/19 - CHECK

3938

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared BILL J. HANCOCK and THOMAS D. GRAVES with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Partner and Partner respectively of the BBG PROPERTIES, a partnership the within named bargainor, a corporation, and that (he) as such Partner and Partner (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said BILL J. HANCOCK as such Partner, and attesting the same by the said THOMAS D. GRAVES as such Partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of March, 19 85

My commission expires 4/19/84

_____
Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM

TO

PREPARED BY:
SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

RECEIVED FOR RECORD
MAR 19 9 59 AM '85
DAVIDSON COUNTY, TN

I.S. 0 1 2 2

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

RECEIVED OF _____

FOR _____

BOOK 6513 PAGE 20

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
			79900.00 CAMT. 207.74 CSTAX .50 PRFEE 6.00 WDEED CHECK 214.24- 9938A03/19/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 0 1 2

IDENTIF. REFERENCE

MAR 19 9 39 AM '85

DAVIDSON COUNTY, TN

No. 117092