THIS INSTRUMENT PREPARED BY:
BONE & AMONETTE
A Professional Law Corporation
116 North Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Wayne Damron	First Investment Company	18-7
109 Bryan House Drive	P.O. Box 749	107
Goodlettsville, Tn 37072	Columbus, Ohio 43216	GO 11943

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, including the assumption and agreement to pay the balance of a note payable to First Investment Company secured by a deed of trust to Douglas R. Berry, Trustee, of record in Book 6092, page 677, Register's Office, Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, we, JAMES V. LACKEY, JR. and wife, PHYLLIS J. LACKEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WAYNE DAMRON and wife, ROBIN ANN DAMRON, 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. 43 on the Plan of Charleston Square, Section 1, of record in Book 4860, pages 37 & 38, 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 James V. Lackey, Jr. and wife, Phyllis J. Lackey, by deed from Robert J. Derryberry and Pamela L. Derryberry of record in Book 6092, page 674, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 109 Bryan House Drive
Goodlettsville, Tennessee 37072

This conveyance is subject to any easements of record, restrictive covenants of record in Book 4932, page 13, and Book 5036, page 898, said Register's Office, and the plan of record in Book 4860, pages 37 and 38, said Register's Office.

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

CHECK

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.

WITNESS ours hands on this the 2nd day of April, 1985.

JAMES V. LACKEY, JR.

PHYLLIS J. LACKEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JAMES V. LACKEY, JR. and wife, PHYLLIS J. LACKEY, 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 Goodlettsville, Tennessee, this the 2nd day of April, 1985.

NOTARY PUBLIC

(SEAL)

My commission expires:
1-17-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is SIXTY SEVEN THOUSAND NINE HUNDRED SIXTY NINE and 74/100 ($67,969.74) DOLLARS.

AFFIANT

Subscribed and sworn to before me this the 2nd day of April, 1985.

NOTARY PUBLIC

(SEAL)

My commission expires:
My Commission Expires JULY 27, 1988

FELIX A. ELLINGTON, REGISTER
DAVIDSON COUNTY, TN
APR 9 11 28 AM '85

IDENTIFICATION REFERENCE

I 9 3 9 8 2

RECH

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

RECEIVED OF _____

FOR _____ BOOK 6525 PAGE 868

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

67969.74- CAMT.
176.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.30-
4713A04/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-93982

IDENTIF. REFERENCE

APR 3 11 28 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 121743