THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ronald J. Maffei
3783 Knight Road
Whitescreek, Tennessee 37189

SEND TAX BILLS TO:
First Investment Company
P. O. Box 749
Columbus, Ohio 43216

MAP-PARCEL NUMBERS:
12D-82235
49-234

WARRANTY DEED

BOOK 6598 PAGE 42

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ira A. Chilton and wife, Nancy E. Chilton hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald J. Maffei and wife, Joann Maffei hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl & Company, dated March 1, 1983, as follows:

BEGINNING at a point in the center of Knight Road and the southwest corner of the N. C. Matthews property; thence South 27 degrees 10 minutes East 412.4 feet to a point; thence South 34 degrees 50 minutes East 182 feet to a point in the center of said road; thence North 52 degrees 10 minutes East 668.9 feet to an iron pin; thence North 82 degrees West 836.5 feet to the point of beginning, and containing 4.57 acres, more or less.

BEING the same property conveyed to Ira A. Chilton and wife, Nancy E. Chilton by deed from George T. Fortner and wife, Ruby Dean Fortner, of record in Book 6016, page 310, 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 Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to First Investment Company, of record in Book 6016, page 313, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 3783 Knight Road, Whitescreek, Tennessee 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of June, 19 85.

Nancy E. Chilton

Ira A. Chilton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of June, 19 85, before me personally appeared Ira A. Chilton and Nancy E. Chilton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov. 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,800.00.

Ronald J. Maffei
Affiant

Subscribed and sworn to before me, this the 28th day of June, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Ira A. Chilton and wife, Nancy E. Chilton

to:
Ronald J. Maffei and wife, Joann Maffei

FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN
JUL 3 11 16 AM '85

IDENTIF. REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6598 PAGE 44

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

60807.00- CAPT.
158.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 164.58-
4422A07/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:811 4:

T
IDENTIF. REFERENCE

JUL 3 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150704