This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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

mail

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,969.29

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1985

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CANDACE S. DELAPLANE (NAME)	FIRST INVESTMENT COMPANY (NAME)	43-14
250 Hillcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	149
Madison, Tn. 37115 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	11D 45245

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, STEPHEN E. WALLER and MARY F. MURPHY WALLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CANDACE S. DELAPLANE

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 the northerly part of Lot No. 25 and the southerly part of Lot No. 26 on the unrecorded Map of Rainbow Terrace Subdivision, Section II, and described as follows:

Beginning at a point in the westerly margin of Hillcrest Drive, 134.4 feet north of the northeast corner of Lot No. 14 Block "G" on the Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County, said point being 279.5 feet north of the north margin of Yowell Avenue; thence along the west margin of Hillcrest Drive, northerly 110 feet to a point; the southeast corner of the property conveyed to R. D. Murray; thence along Murray's south line westerly 300 feet, more or less, to a point, at the northeast corner of the tract conveyed by deed of record in Book 1907, page 571, said Register's Office; thence southwesterly 165 feet more or less, to a point; thence easterly to the point of beginning.

Being the same property conveyed to Stephen E. Waller and Mary F. Murphy, as tenants in common, by deed from William E. Brewer, et al, of record in Book 6023, page 213, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 250 Hillcrest Drive, Madison, Tennessee 37115
(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 hand s this 15th day of July, 19 85

Stephen E. Waller
STEPHEN E. WALLER

Mary F Murphy Waller
MARY F. MURPHY WALLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen E. Waller and Mary F. Murphy Waller

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of July, 1985.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

J 2 3 0 9 2

IDENTIF. REFERENCE

JUL 24 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

42969.29- CAMT.
111.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.30-
0667A07/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 3 0 9 2

T

IDENTIF. REFERENCE

JUL 24 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156793