Book 6739 Page 989 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Daniel Kreitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 1985

Notary Public

MY COMMISSION EXPIRES: 7/17/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Kreitz	First Investment Company	MAP 51-02
(NAME)	(NAME)	
1501 Chadwell Drive	4300 East Broad, P.O. Box 749	PARCEL 64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Columbus, Ohio 43216	11D13740
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Steve A. Nichols and wife, Dorothy L. Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Kreitz and wife, Brenda J. Kreitz

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 the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by L. W. Yates, Surveyor, License No. 486, August 18, 1981, and being described as follows:

Beginning at a concrete monument in the south margin of Chadwell Drive, being a Northeast corner of the Paul G. Myatt property, thence with the arc of a 19 deg. 30' curve to the left and being with the south margin of Chadwell Drive 59.5 feet to a stake, thence S. 86 deg. E 90.5 feet to a concrete monument being a Northwest corner of the residue of the Mrs. Mary C. Browder property, thence S 5 deg 10' E 355 feet with the W.B.L. of the residue of the Browder property to an iron stake, thence west 203.0 feet with the N.B.L. of the residue of the Browder property to an iron stake in the E.B.L. of a subdivision thence N 3 deg 23' E 370 feet with the E.B.L. of said subdivision to the point of beginning, containing 1.45 acres.

THE FOLLOWING DESCRIPTION IS INCLUDED IN THE ABOVE DESCRIPTION, BUT IS SPECIFICALLY EXCLUDED FROM SAME FOR THE PURPOSE OF THIS TRANSFER:

Beginning at a point in the southerly margin of Chadwell Drive, being the northeast corner of the tract conveyed to Grantees from Marion T. Gammel, a widow, by deed of record in Book 4137, page 602, Register's Office for Davidson County, Tennessee, and the northwest corner of a tract conveyed to Grantors by Mary ClenDening Browder, by deed of record in Book 5801, page 760, R.O.D.C.T., thence with the common boundary line between said properties south 3 degrees 23 minutes west 299.4 feet to a point; thence with the southerly boundary of the Nichols tract 45.68 feet to a point; thence northwesterly to the point of beginning.

BEING part of the same property conveyed to Steve A. Nichols and wife, Dorothy L. Nichols, by deed from Mary ClenDening Browder, of record in Book 5801, page 760, said Register's Office.

This is (unimproved ( ) / improved (X)) property, known as 1501 Chadwell Drive, Madison, TN 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 heir 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 covey 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 12th day of December, 1985

Steve A. Nichols
Steve A. Nichols

Dorothy L. Nichols
Dorothy L. Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6739 PAGE 990

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Steve A. Nichols and wife, Dorothy L. Nichols~~

(or proved to me on the basis of satisfactory evidence) 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 Nashville, Tennessee, this 12th day of December 19 85

Commission expires 7/17/88

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (their several oaths/his oath) acknowledged (themselves/himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (they/he) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

6237 8
IDENTIFICATION REFERENCE
DEC 18 2 04 PM '85
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

~~Steve A. Nichols~~
Dorothy L. Nichols

TO

Daniel Kreitz
Brenda J. Kreitz

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6739 PAGE 991

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

5000.00- CASH
150.40 CSTAX
.60 PRFE
6.00 WD
CHECK 150.40-
7980A12/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6237

IDENTIFICATION REFERENCE

Dec 18 2 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 202922