FILE BOX 45

BOOK 6749 PAGE 659

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,796.92

Sloan Hinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 1985

Patricia A. Nichols
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(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
Eliot Hinson	First Investment Company	MAP 72-06
(NAME)	(NAME)	
6114 New Hope Road	4300 East Broad, P.O. Box 749	PARCEL 128
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Columbus, Ohio 43216	
(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, W. P. Jacobs and wife, Emma Lou Jacobs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eliot Hinson and wife, Sloan Hinson

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 part of Lots "F" and "G", or Lot 10 on the corrected Plan of E. J. Childer's Subdivision of the H. H. Ambrose Tract, as of record in Book 332, page 134, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the southerly side of Elvira Avenue 96 - 1/2 feet east of the southeast corner of Elvira Avenue and Anderson Place; running thence south and parallel with said Anderson Place 180 feet, more or less, thence east 48 feet to a point; thence north and parallel with said Anderson Place 180 feet, more or less, to a point in the southerly margin of Elvira Avenue; thence west with the southerly margin of Elvira Avenue 48 feet to the point of beginning.

BEING the same property conveyed to W. P. Jacobs and wife, Emma Lou Jacobs, by deed from Robert B. Beck and wife, Martha Lu Beck, of record in Book 6443, page 867, said Register's Office.

Sewer Easement of record in Book 4275, page 327, said Register's Office.

This conveyance is subject to a Deed of Trust executed by W. P. Jacobs and wife, Emma Lou Jacbos, to Harold Reeves, Trustee, for First Investment Company, dated December 5, 1984 and filed for record on December 10, 1984 in Book 6443, Page 870, Reister's Office for said County, with a present unpaid balance of $29,296.92 which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 1004 Elvira Avenue, Nashville, TN 37216
(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 20th day of December, 1985

Emma Lou Jacobs

W. P. Jacobs

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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 W. P. Jacobs and wife, Emma Lou Jacobs

the bargainor S, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 20th day of December 19 85

Commission expires 9/9/89

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 his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) 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

6486 7.

IDENTIFT REFERENCE

Dec 30 4 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

W. P. Jacobs
Emma Lou Jacobs

TO

Eliot Hinson
Sloan Hinson

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 _____

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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

30708.00- CASH
07.00 COTAX
.50 PRFEE
6.00 MISC
CHECK 95.50-
1160A12/30/85 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64867

IDENTIFICATION REFERENCE

Dec 30 4 16 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 206051