FILE BOX 45

BOOK 5768 PAGE 540

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

James L. Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1986

Patricia Hudgins
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
James L. Woodard (NAME)	First Investment Company (NAME)	MAP 37-07
2414 Robbie Court (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad, P.O. Box 749 (STREET ADDRESS)	PARCEL 203
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	3DZ85849

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, Investment Building Group, a Tennessee general partnership composed of Calvin L. Tate, Harry G. Hemmerly and James T. McLean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Woodard and wife, Sally M. Woodard

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. 37A of the Zone Lot Division of Lot Nos. 33-37, of Cabin Hill, Section 4, of record in Plat Book 6250, page 520, amending Plat Book 5200, page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Investment Building Group by deed from Cabin Hill Associates, of record in Book 6300, page 136, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 520, Register's Office for said County.

7.1062

IDENTIFICATION REFERENCE

JAN 23 12 33 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( ) property, known as 2414 Robbie Court, Nashville, TN 37214
is improved (XX)
(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 my hand this 16th day of January, 1986

Investment Building Group

By: Harry G. Hemmerly

By: James T. McLean

By: Calvin L. Tate

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidence)

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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 _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Investment Building Group

TO
James L. Woodard
Sally M. Woodard

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of the state and county aforesaid, Calvin L. Tate, Harry G. Hemmerly and James T. McLean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of Investment Building Group, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal, this 16th day of January, 1986.

My Commission Expires: 7/17/88

_____
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

56800.00- CPMT.
146.50 CSTAX
.50 RPFEE
6.00 MSCL
CHECK 153.00-
B562A01/23/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1062

IDENTIFICATION REFERENCE

JAN 23 12 34 PM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213258