This instrument prepared by: Ballew & Freeman, Attorneys-at-Law, P.O. Box 1368, Madison, Tn. 37116

Atty **WARRANTY DEED** BOOK 6776 PAGE 473

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tom A. Bauer (NAME)	First Investment Company (NAME)	70-1-80
657 Atlanta Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOx 749 (STREET ADDRESS)	
Hermitage, Tn 37076 (CITY) (P. O ZONE) (STATE)	Columbus, Ohio 43216 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by the grantee hereinafter named and other good and valuable consideration the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of a certain indebtedness payable to First Investment Company in the original principal amount of $58,300.00, and secured by a deed of trust of record in Book 6187, page 172, Register's Office for Davidson County, Tennessee,

JAMES W. JENNINGS AND WIFE, EDWINA H. JENNINGS

have this day bargained and sold, and do hereby transfer and convey unto the said

TOM A. BAUER

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot Number 569 on the Plan of TULIP GROVE SUBDIVISION, SECTION 10, of record in Plat Book 5800, page 199, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the property conveyed to James W. Jennings and wife, Edwina H. Jennings by deed from Aubrey H. Johnson, Jr. and wife, Thea T. Johnson of record in Book 6076, page 597, said Register's Office.

7.3 U 25 IDENTIFICATION REFERENCE FEB 4 10 13 AM '86 FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

KENNETH W. BALL NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,114.29

Subscribed and sworn to before me, this the 3 day of Feb 19 86

Affiant

My commission expires: 11-12-89 (Affix Seal)

Notary Public

This is (unimproved) (improved (X)) property, known as 572 Tulip Grove Road, Hermitage, Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

TOM A BAUER

his *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Any restrictions of record, above mentioned Deed of Trust and 1986 taxes.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* TOM A. BAUER, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 31st *day of* January, 19 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JAMES W. JENNINGS

EDWINA H. JENNINGS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES W. JENNINGS AND WIFE, EDWINA H. JENNINGS

(or proved to me on the basis of satisfactory evidence), *the within named 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 Tennessee, *this* 3 *day of* Feb, *19* 56

Commission expires 11-12-89 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

JAMES W. JENNINGS ET UX

TO

TOM A BAUER

G60029

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6776 PAGE 475

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

6614.69- CONT.
171.86 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 178.36-
191602/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7382 5 IDENTIF. REFERENCE

FEB 4 10 13 AM 86

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 216531