ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bart R. Comiskey, et ux (NAME)	First Investment Company (NAME)	Map 150-09
3024 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	Parcel 63
Antioch, Tenn. 37013 (CITY) (STATE) (ZIP CODE)	P.O. Box 749 Columbus, Ohio 43216 (CITY) (STATE) (ZIP CODE)	FB 2D-74354

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note secured by Deed of Trust executed by Arthur C. Flatt and wife Lana M. Flatt to Charles F. Brown, Trustee, for First Investment Corporation, Columbus, Ohio, of record in Book 6457, Page 162, Register's office for Davidson County, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said Deed of Trust, the obligations of which are assumed by said grantees.

We, Arthur C. Flatt and wife Lana M. Flatt have bargained and sold, and by these presents do transfer and convey unto the said Bart R. Comiskey and wife Carol M. Comiskey

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 47A, Zone Lot Division of Lot Nos. 1, 2, 3, 4, 5 6, 7, 8, 45, 46 and 47, on the Plan of Cherry Hills, Section 11-A, of record in Plat Book 6250, Page 233, amending Plat Book 5200, Page 730, Register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to Arthur C. Flatt and wife Lana M. Flatt by Deed from Harold Reeves, Trustee, of record in Book 6299, Page 74, Register's office for said County.

SAID conveyance is subject to: Restrictive covenants of record in Book 6436, Page 644, RODC. Such easements as are set out in the survey and Plat sets including: 10 foot public utility and drainage easement along rear lot line; a 30 foot minimum building setback from Mossdale; a 70 ft. easement for Columbia gas transmission line along rear of said lot, containing a 30 inch gas line; a 2.5 foot by 25 foot anchor easement at northeasterly lot corner; and subject to the 1986 taxes which have been prorated and assumed by grantees.

This is improved (X) unimproved ( ) property, known as 3024 Mossdale Drive, Antioch, Tennessee 37013
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 26TH day of March, 19 86.

Arthur C. Flatt

Lana M. Flatt

BOOK 5813 PAGE 540

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Arthur C. Flatt and Lana M. Flatt

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 26th day of March, 19 86.

My commission expires 4/17/88 Notary Public G Diane Towe

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael D. Noel

Sworn to and subscribed before me this 27th day of March, 19 86.

My commission expires _____ Notary Public W. Williamson Atty. for

This instrument was prepared by:
Name / Address

8641 7.

IDENTIFICATION REFERENCE

MAR 27 8 34 AM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

7252 03/27 143.00- CHECK

WARRANTY DEED

FROM ARTHUR C. FLATT, ET UX

TO BART R. COMISKEY and wife

CAROL M. COMISKEY

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Mail This Instrument Prepared By:
Michael Noel
421 Charlotte Ave
Nashville, Tn 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6813 PAGE 941

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
			$2500.00- CAMT.	
			136.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.00-	
7002A03/27/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8841 72

IDENTIFY REFERENCE

MAR 27 8 34 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 231225