ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
HILLERY T. RIPPY & TINA L.	FIRST INVESTMENT COMPANY	11D 14320
GARLAND (NAME)	(NAME)	
905 Vantrease Road	P. O. Box 749	51-3-145
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 37115	Columbus, Ohio 43216	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100---------- ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, DONALD L. LITCHFORD AND WIFE, MARY L. LITCHFORD,

have bargained and sold, and by these presents do transfer and convey unto the said HILLERY T. RIPPY AND TINA L. GARLAND

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

Land in Davidson County, Tenenssee, being Lot No. 63 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Donald L. Litchford and wife, Mary L. Litchford, by deed from Gary G. Gupton and wife, Lindyn W. Gupton, of record in Book 5644, page 509, REgister's Office for said County.

RUSH

83912

IDENTIFICATION REFERENCE

APR 4 1 20 PM '86

FELIX Z. PHILLIPS, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 905 Vantrease Road (House Number) (Street)

Madison 37115
(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 27th day of March, 19 86.

DONALD L. LITCHFORD — Donald L Litchford

MARY L. LITCHFORD. — Mary L. Litchford

BOOK 6821 PAGE 648

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 DONALD L. LITCHFORD AND WIFE, MARY L. LITCHFORD

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 Madison, Tennessee, this 27th day of MARCH, 19 86.

My commission expires 7-12-88 Notary Public Joyce B. Pardue

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.

Tina L. Garland

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

My commission expires 7-12-88 Notary Public Joyce B. Pardue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM
DONALD L. LITCHFORD ET UX

TO
HILLERY T. RIPPY AND
TINA L. GARLAND

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6821 PAGE 649

FOR _____

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
			52500.00- CONT.	
			136.50 CSTAX	
			.50 PRFEE.	
			6.00 WDE-D.	
			CHECK 143.00-	
9975	A	04/04/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88912

IDENTIFICATION REFERENCE

APR 4 | 00 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 234135