file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Stephen R. Lerch
5807 Maxon Avenue
Nashville, TN. 37209

MORTGAGEE:
First Investment Company

4300 East Broad Street
Columbus, Ohio 43216

MAP-PARCEL NUMBERS:
91-10-423
8DA-22346

WARRANTY DEED

BOOK 6917 PAGE 312

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Claude E. Adams and wife, Pamela J. Adams

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen R. Lerch, unmarried

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Evans Re-Subdivision of Lot "C", Block 13 B. F. Cockrill Farm, of record in Book 4660, page 108 as corrected by Surveyors, certificate of correction of record in Book 4817, page 157, said Register's Office.

SAID Lot No. 4 fronts 54.42 feet on the southerly margin of Maxon Avenue and extends back between parallel lines a distance of 146.00 feet to a dead line.

Being the same property conveyed to Claude E. Adams and wife, Pamela J. Adams by deed from Robert M. Calk and Frederick R. Shelton of record in Book 5704, page 713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the hereon referenced plan of record in said Register's Office.

20445

Jul 15 10 37 AM

This is (un)improved property, known as 5807 Maxon Avenue, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of July, 19 86

Pamela J. Adams

Claude E. Adams

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of July, 19 86, before me personally appeared Claude E. Adams and wife, Pamela J. Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC LARGE COUNTY, TENN.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6917 PAGE 313

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 45,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 11th day of July, 1996.

My Commission Expires: 11-1-97

_____
Notary Public

WARRANTY DEED

from:
Claude E. Adams and wife, Pamela J. Adams

to:
Stephen R. Lerch, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25441

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

RECEIVED OF _____

FOR _____

BOOK 6917 PAGE 314

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

445[illegible].00- CAPIT.
124.60 CSTAX
.50 PREF
6.00 MTG T
CHECK 131.10-
7137A07/15/86 3AL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20440

IDENTIFICATION REFERENCE

JUL 15 10 37 AM '86

FELIX Z. WILSON, II
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 270515