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P.C. 745

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Donald A. Sinz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1986

Patricia Richards
Notary Public

MY COMMISSION EXPIRES: 9/1/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY N. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald A. Sinz (NAME)	First Investment Company (NAME)	MAP 86-00
4017 Dodson Chapel Road (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad, P.O. Box 749 (STREET ADDRESS)	PARCEL 69
Hermitage, TN 37076 (CITY) (STATE) (P.O ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	4D2820

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, Clint E. Dennison and wife, Shain T. Dennison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald A. Sinz, unmarried and Kimberly Grooms, unmarried, as joint tenants with right of survivorship

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 land situated in the 4th Civil District of said County, and beginning at a stone in the East margin of Dodson's Chapel Road, being the Southwest corner of a tract of land of one acre conveyed to L. L. Benson, et al. by W. R. Hewgley, thence East with the L. L. Benson South boundary line 334.5 feet to L. L. Benson southeast corner to a stone, thence south with the W. B. Hewgley East boundary line 130 1/6 feet to a stone, thence with a line parallel to the north boundary line 334 1/2 feet to a stone in the East margin of the Dodson's Chapel Road, thence North with the East margin of the Dodson's Chapel Road to the beginning corner, containing one acre, and being part of the 5 acre tract of land conveyed to W. R. Hewgley by Mrs. May E. Gleaves.

Being the same property conveyed to Clint E. Dennison and wife, Shain T. Dennison, by deed from Myron Benson and wife, Annie D. Benson, of record in Book 5892, page 226, said Register's Office.

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FEE 1.00 TAX 68.50 RECORDING FEE 1.00 TOTAL 70.50

JUL 16 1 45 PM '86

This is unimproved ( ) / improved (XX) property, known as 4017 Dodson Chapel Road, Hermitage, TN 37076
(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 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. 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 our hand s this 15th day of July, 19 86

Shain T. Dennison

Clint E. Dennison

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clint E. Dennison and wife, Shain T. Dennison

the bargainor s, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. (or proved to me on the basis of satisfactory evidence) Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1986.

Commission expires 4/7/89

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

Clint E. Dennison
Shain T. Dennison

TO

Donald A. Sinz
Kimberly Grooms

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			68500.00- CONVEY	
			191.60 COTAX	
			.50 PROBATE	
			6.00 MORTG	
			CHECK	198.30-
			7954A07/16/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

Jul 16 1 46 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 271318