FILE BOX "7" FILE NO. 19120

BOOK 6919 PAGE 511 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,785.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW H. KRICHELS	FIRST INVESTMENT COMPANY	Lot 25 - 72-14-48
(NAME) 1142 E. Cahal Avenue	(NAME) P. O. Box 749	27W 27185 Lot 26 -72-14-49
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37206	(STREET ADDRESS) Columbus, Ohio 43216	27W-27190
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 SARAH ELDRIDGE, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW H. KRICHELS, Unmarried

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 Lots Nos. 26 and 26 in the N. J. Gibson Subdivision, of Lot No. 2 of the Cahal Plan, see Plat Book 161, page 165, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 25 and 26 front each 50 feet on the South side of Cahal Avenue and extend back between parallel lines to a 12 foot alley in the rear. Said Lot No. 25 has a depth on the west side of 264.2 feet and Lot No. 26 has a depth on the west side of 246 feet.

BEING the same property conveyed to Doyle Eldridge and wife, Sarah Eldridge, by deed from Jerry Mick and wife, Carole Mick, of record in Book 6183, page 608, Register's Office for Davidson County, Tennessee. The said Doyle Eldridge having since died.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST INVESTMENT COMPANY, of record in Book 5976, page 300, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

RECEIVED FOR RECORD JUL 16 2 51 PM

unimproved
This is improved X property, known as 1142 E. Cahal Avenue, Nashville, Tennessee 37206
(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 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. 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 my hand this 16th day of July, 19 86

SARAH ELDRIDGE Sarah Eldridge

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SARAH ELDRIDGE, a widow

the bargainor, _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1986.

Commission Expires 1-10-89

James S. Oakley
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

SARAH ELDRIDGE, a widow

TO

ANDREW H. KRICHELS, Unmarried

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			64785.11- CONT.	
			181.44 CSTAX	
			.53 PREST	
			6.00 MISC	
			CHECK	187.94-
8051A07/16/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21209

IDENTIFICATION REFERENCE

JUL 16 2 39 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 271415

NASHVILLE BUSINESS FORMS, INC.
615-255 0650