BOOK 6983 PAGE 74

This instrument prepared by Ralph S. Levy, Jr., Gilbert, Frank & Milam, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee, 37219.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Kofi Alavi Semenya and wife, Joyce Gyamerawan Semenya 4765 Terragon Trail Antioch, TN 37013	First Investment Co. P.O. Box 749 Columbus, Ohio 43216	Map 133-8 Par. 155

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of certain indebtedness to First Investment Company secured by a deed of trust of record in Book 6497, page 209, Register's Office for Davidson County, Tennessee, Valley View Phase II Associates, Ltd., a Tennessee limited partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kofi Alavi Semenya and wife, Joyce Gyamerawan Semenya, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Plan of Valley View Terrace, Phase Two, of record in Plat Book 5200, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Valley View Phase II Associates Ltd., by deed from James M. Schulman and wife, Toby B. Schulman, of record in Book 6510, page 418, Register's Office for Davidson County, Tennessee.

This is improved property, known as 615/615 Catny Jo Court, Nashville, Tennessee, 37211.

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

06/21/95 08:45 CHECK
57.00

singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 28th day of August, 1986.

VALLEY VIEW PHASE II ASSOCIATES, LTD.

BY: _____
Ralph Z. Levy, Jr.
General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne C. Pugh, a Notary Public in and for said county and state, the within named Ralph Z. Levy, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he, as General Partner of Valley View Phase II Associates, Ltd., a limited partnership, executed the within instrument as such General Partner for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 1986.

Commission Expires 1-18-87

Suzanne C. Pugh
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-Eight Thousand and no/100 ($88,000.00) Dollars.

Kofi Alavi Samenya
AFFIANT

Subscribed and sworn to before me, this the 28th day of August, 1986.

Commission expires 1-18-87

Suzanne C. Pugh
NOTARY PUBLIC

3654 4
IDENTIFICATION REFERENCE (WAR/DEE-VV)
AUG 28 3 42 PM '86
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 76

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

80000.00- CAMT.
246.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK -- 252.90-
5752A08/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36544

IDENTIF. REFERENCE

AUG 28 3 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288704