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

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Richard R. Hodgens P.O. Box 90111 Nashville, Tennessee 37209	First Investment Co. P.O. Box 749 Columbus, Ohio 43216	Map 133-8 Par. 160

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 deed of trust of record in Book 6561, page 916, 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 Richard R. Hodgens, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No.69 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 Harry G. Hemmerly and wife, Robbie M. Hemmerly, of record in Book 6802, page 870, Register's Office for Davidson County, Tennessee.

This is improved property, known as 448/450 Cathy Jo Circle, 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 Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural

5 1 7 4 4

IDENTIFICATION REFERENCE

Oct 10 12 45 PM '86

FELIX Z. HOSKINS JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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

WITNESS our hands this the 7th day of October, 1986.

VALLEY VIEW PHASE II ASSOCIATES, LTD.

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne 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 7th day of October, 1986.

Commission Expires 1-18-87

Susanne C. Pugh
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy-Six Thousand and no/100 ($76,000.00) Dollars.

Richard K. Hodgens
AFFIANT

Subscribed and sworn to before me, this the 7th day of October, 1986.

Commission expires 1-18-87

Susanne C. Pugh
NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 7006 PAGE 597

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

76000.00- CONT.
212.80 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 219.30-
2904A1CA1C/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 7 4 4

IDENTIFICATION REFERENCE

OCT 10 12 45 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 305560