file 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS:
KEITH D. O'GARA (NAME)	FIRST INVESTMENT COMPANY (NAME)	13DA 26840
414 EWING AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 749 (STREET ADDRESS)	60-2-5
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP CODE)	COLUMBUS, OHIO 43216 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7010 PAGE 152

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS

cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, RICKY RAY MALUGEN AND WIFE, DEBORAH KAY MALUGEN

have bargained and sold, and by these presents do transfer and convey unto the said KEITH D. O'GARA , UNMARRIED

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land lying and being in the 13th Civil District of Davidson County, Tennessee, being part of the property as described in Book 4713, page 691, Register's Office, Davidson County, Tennessee, and further described according to a survey by John Kohl, dated October 10, 1980, as follows:

Beginning at the northeast corner of the property conveyed to John W. Boyte, Jr. and wife, by deed from Henry F. Hawkins and wife, as of record in Book 2243, page 519, Register's Office, Davidson County, Tennessee; thence S 51 degrees 36 minutes E, 45 feet to a point; thence S 16 degrees 38.6 minutes W, 239.8 feet, more or less, to a point; thence northwest 44 feet, more or less, to a point; thence N 15 degrees 07 minutes E, 230 feet, more or less, to the point of beginning.

Being the same property conveyed to Ricky Ray Malugen and wife, Deborah Kay Malugen, by deed from Willie Plumbing Company, of record in Book 5666, page 843, Register's Office for Davidson County, Tennessee.

5309 4

IDENTIFICATION REFERENCE

Oct 15 1 42 PM '86

PHILLIP N. JOHNSON REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 414 Ewing Avenue (House Number) (Street)
Nashville 37207 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 10th day of October, 19 86.

RICKY RAY MALUGEN. Ricky Ray Malugen

DEBORAH KAY MALUGEN Deborah Kay Malugen

BOOK 7010 PAGE 153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICKY RAY MALUGEN AND WIFE, DEBORAH KAY MALUGEN

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 10th day of October, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Doucheu

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 10th day of October, 19 86

My commission expires 7-17-88 Notary Public Joyce B. Doucheu

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

RICKY RAY MALUGEN AND WIFE,

DEBORAH KAY MALUGEN

TO

KEITH D. O'GARA

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____ BOOK 7010 PAGE 154

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
			320[illegible].00- CAMT.	
			89.60 CSTAX	
			.50 PRFE[illegible]	
			6.00 WDEED	
			CHECK	96.10-
4:93A	10/15/86		BAL	.2[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53094

IDENTIFICATION REFERENCE

Oct 15 1 42 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.00725