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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Stephen G. Keogh et ux	First Investment Company	96-14 #49
(NAME) 2913 Lakeland Drive	(NAME) 4300 East Broad Street	3DZ59570
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS) Columbus, Ohio 43213	
(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, Mary Beth Keogh Rowlett, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen G. Keogh and his wife, Beverly D. Keogh

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

Land in Davidson County, Tennessee, being Lot no. 396 on the Plan of Cloverhill, Section 7, as of record in Book 2133, Page 92, Register's Office for said County.

SAID Lot No. 396 fronts 65 feet on the south side of Lakeland Drive, formerly Bealwood Drive, and extends back 156.5 feet on the east line and 156.3 feet on the west line, to a dead line measuring 65 feet thereon.

Being the same property conveyed to James E. Keogh and wife, Lida M. Keogh by deed from York Construction Company, Inc. of record in Book 2332, page 219 Register's Office for Davidson County, Tennessee. The said Lida M. Keogh and James E. Keogh having since died and title vested in Mary Beth Keogh as Trustee by Last Will and Testament of the said James E. Keogh, deceased as recorded in Will Book 135, Page 75, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

79482

IDENTIFICATION REFERENCE

JAN 2 1 50 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

This is improved (X) unimproved ( ) property, known as 2913 Lakeland Drive, (House Number) (Street) Nashville, TN 37214 (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 31st day of December, 1986

Mary Beth Keogh Rowlett, Trustee

Mary Beth Keogh Rowlett, Trustee

STATE OF TENNESSEE
County of ~~Davidson~~ Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Beth Keogh Rowlett, Trustee or proved to me upon the basis of satisfactory evidence the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December 1986.

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Mary Beth Keogh Rowlett, Trustee

TO
Stephen G. Keogh
Beverly D. Keogh

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

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

570 . S- SMT.
169.60 COTAX
.50 PRFE
6.00 MRE
CHECK 176.10-
#4205 1/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79482

IDENTIFICATION REFERENCE

JAN 2 1 50 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 30076