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File in Box # 4
#87-2-9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Russell Maddox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 1987.

Notary Public

MY COMMISSION EXPIRES: 2/19/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS, SUITE 500, 1 CHURCH ST. BLDG. NASHVILLE, TENNESSEE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Russell Maddox (NAME)	First Investment Company (NAME)	Map 92-9
3901 A & B Delaware Avenue (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Braod Street, P.O. Box 43216-749 (STREET ADDRESS)	Parcel 18
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216-0749 (CITY) (STATE) (ZIP)	FB#11W-65495

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, HAROLD BRYANT AND WIFE, VICKI BRYANT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL MADDOX AND JOHN SPENCER LAYMAN, JR.

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 part of Lot No. Two of the Town of Clifton, Tariff Reform, of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee.

Said part of Lot begins at a point on the southwest corner of 39th and Delaware Avenue, said point being located on the West margin of 39th; thence, along said margin of 39th Avenue, South 67 feet to the northeast corner of the John Gay lot; thence, with said North line of the John Gay lot, West 150 feet; thence, North 67 feet to the South margin of Delaware Avenue; thence, with the southerly margin of Delaware Avenue East 150 feet to the beginning.

BEING the same property conveyed to Harold Bryant and wife, Vicki Bryant, by Deed from Charles D. Cook and wife, Joan Marie Cook, of record in Book 6203, Page 288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assumes and agrees to pay the unpaid balance owing on the following Notes: (1) executed by Charles D. Cook and wife, Joan M. Cook to First Investment Company, in the original principal amount of $51,600.00 of record in Book 5935, Page 323; (2) executed by Charles D. Cook and wife Joan M. Cook, to First Investment Company, in the original principal amount of $51,600.00 of record in Book 5935, Page 329, and (3) executed by Harold Bryant and wife, Vicki Bryant to Charles D. Cook and wife, Marie Cook, in the original principal amount of $11,214.02 of record in Book 6203, Page 291, Register's Office for Davidson County, Tennessee.

This is improved (x) unimproved ( ) property, known as 3901 A & B Delaware Avenue, Nashville, Tennessee 37209
(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 our hand s this 17th day of February, 1987

Harold Bryant
HAROLD BRYANT

Vicki Bryant
VICKI BRYANT

370

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named HAROLD BRYANT AND WIFE, VICKI BRYANT

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 19 87.

Notary Public

Commission Expires 2/19/88

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

HAROLD BRYANT AND WIFE,

VICKI BRYANT

TO

RUSSELL MADDOX AND JOHN SPENCER

LAYMAN, JR.

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

9.62 0 9

IDENTIFICATION REFERENCE

FEB 23 1 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			[illegible].00	CAMT.
			364.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 370.50-1
			3243.00/23/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.2.0 9.

IDENTIFI REFERENCE

FEB 23 1 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48546