Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Mary Anne Holder
6111-6113 Marcia Avenue
Nashville, TN. 37209

MORTGAGEE:
First Investment Company

4300 East Broad Street
Columbus, Ohio 43216

MAP-PARCEL NUMBERS:
MAP 103-1
PARCEL 36
8DA-47932

WARRANTY DEED BOOK 7151 PAGE 809

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Drakes Branch Associates, a partnership hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary Anne Holder, unmarried hereinafter called the Grantee, Grantee's 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 the northwesterly portions of Lots 7 and 8 on the survey of John B. Cowden, Subdivision No. 2, dated February 18, 1946, not of record and being described according to a survey of John Kohl and Company, P. C., Tennessee Land Surveyor 100, dated January 15, 1987 as follows:

BEGINNING at a point in the southeasterly margin of an unnamed alley, said point being 200 feet from the southwesterly margin of Marcia Avenue, formerly Cowden Street, and being the northeasterly corner of Lot No. 8 on said unrecorded plan; thence, south 31 degrees 53 minutes 47 seconds east 127.4 feet to a point, said point being the southeasterly corner of said property; thence south 50 degrees 20 minutes 34 seconds west 99.75 feet to a point, said point being the northeasterly corner of the Clarence Field property; thence with Field's northeasterly line north 32 degrees 47 minutes 24 seconds west 139 feet to a point in the southeasterly margin of said unnamed alley; thence, with said southeasterly margin of said alley north 52 degrees 26 minutes 22 seconds east 99.03 feet to the point of beginning.

Being the same property conveyed to Drakes Branch Associates, a partnership by deed from Ernest Patton and wife, Peggy Ann Patton of record in Book 6767, page 743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is ~~un~~improved property, known as 6111-6113 Marcia Avenue, Nashville, TN. 37209.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of February, 19 87.

Drakes Branch Associates

BY: Robert R. Mallory
Robert R. Mallory, partner

BY: Robert B. Campbell
Robert B. Campbell, partner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of February, 19 87, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7151 PAGE 810

Before me, the undersigned, of 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

IDENTIFICATION REFERENCE

9726

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 66,000.00.

Mary Anne Holder
Affiant

Subscribed and sworn to before me, this the 26th day of February, 1987.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert R. Mallory and Robert B. Campbell, with shom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of Drakes Branch Associates, the within names bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 1987.

My Commssion Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Drakes Branch Associates, a partnership

to:
Mary Anne Holder, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26148

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

RECEIVED OF _____

FOR _____

BOOK 7151 PAGE 811

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

G.C. [illegible] 0- CAMT.
104.00 STAX
.50 RFEE
6.00 MISC
CHK 191.30-
20874.03/RE/87 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.7 2 6.

IDENTIFIT REFERENCE

MAR 2 10 47 AM '87

No.51313