WARRANTY DEED

BOOK 7159 PAGE 328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,314.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 26th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
KEN EWIN II (NAME)	FIRST INVESTMENT COMPANY (NAME)	43-14
1120 Tulip Grove Rd (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	68
Hermitage TN 37076 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	TID 45580

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, J. L. DUREE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEN EWIN, II

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:

Being Lot No. 8 on the Map of Bernice L. Dickerson's revised subdivision described as follows:

Said Lot No. 8 begins in the westerly margin of Lanier Drive at a point 425 feet southerly from the southerly margin of Old Hickory Boulevard, being the corner of Lots No. 7 & 8; thence westerly with the line of said lots 214.2 feet to a point 452 feet southerly from said Boulevard; thence southerly 50 feet to the northerly line of Lot No. 9; thence easterly with same 212.7 feet to the westerly margin of Lanier Drive; thence northerly with same 50 feet to the beginning.

Being the same property conveyed to J. L. Duree, unmarried, by deed from James Donald Scott, Jr. and wife, Bethany Horan Scott, of record in Book 6288, page 178, Register's Office for Davidson County, Tennessee.

Grantee assumes the obligation to pay the remaining balance of a note to First Investment Company, secured by a Deed of Trust of record in Book 5838, page 548, Register's Office for Davidson County, Tennessee.

CHECK: This is (unimproved / improved {X}) property, known as 126-128 Lanier Drive, Madison, Tennessee 37115
(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 my hand this 26th day of February, 19 87

J. L. DUREE

23X06 133 34

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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 J. L. Duree

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 Goodlettsville, Tennessee this 26th day of February, 19 87

Commission Expires September 11, 1990

Mary L Mayo
Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

0 1 0 8 5

IDENTIFICATION REFERENCE

FILED
'87 MAR 6 AM 10 42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

45314.32- CONT,
128.84 STAX
.50 PRFEE
6.00 WDEED
CHG % 133.34-
08/24/83/08/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011085

IDENTIFICATION REFERENCE

MAR 6 10 42 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53860