WARRANTY DEED BOOK 7159 PAGE 331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61508.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 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)	86-16
1120 Tulip Grove Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	13
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	4D 6597

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, DOUGLAS R. BERRY

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. 70 on the Plan of Hermitage Woods, Section 3, revision to Reserve Parcel 13, of record in Book 5190, page 769, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Douglas R. Berry, by deed from Howard L. Caughron and wife, Marguerite Caughron, of record in Book 6667, page 316, 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 6364, page 856, Register's Office for Davidson County, Tennessee.

Mary N. Berry, spouse of the said grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

This is ( ) unimproved (X) improved property, known as 1322-1324 Tulip Grove Road, Hermitage, Tn. 37076
(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 2nd day of March, 19 87

Douglas R Berry
DOUGLAS R. BERRY

Mary N Berry by Douglas R Berry Atty in fact
MARY N. BERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas R. Berry

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

Witness my hand and official seal at Goodlettsville, Tennessee this 2nd day of March, 1987

Mary L Mayes
Notary Public

Commission Expires September 11, 1990

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

IDENTIFICATION REFERENCE

FELIX WILSON II REGISTER
DAVIDSON COUNTY, TN
Mar 5 10 44 AM '87

010086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Douglas R. Berry, to me known to be the person who executed the foregoing document on behalf of Mary N. Berry, and who acknowledged that he executed same as the free act and deed of the said Mary N. Berry.

Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of March, 1987.

Mary L Mayes
NOTARY PUBLIC

My Commission Expires: September 11, 1990

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

61500.93= CAMT.
172.10 CSTAX
.50 PRFEE
6.00 WDSD
CHECK 178.70-
0005A03/03/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01086

IDENTIFICATION REFERENCE

MAR 6 10 42 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53861