WARRANTY DEED

BOOK 7173 PAGE 791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,250.00

Elizabeth R Pipes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 th DAY OF March, 19 87

Mary L. Boyd
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:	MAP-PARCEL NUMBERS
RICHARD C. PIPES, et ux (NAME)	FIRST INVESTMENT COMPANY (NAME)	98-01
4067 Port Cleburne Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	16
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	4D 06064

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, RODGER B. BYRD and wife, PEGGY SUE BYRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD C. PIPES and wife, ELIZABETH R. PIPES

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. 47 on the Plan of Lake Park, Section One, of record in Book 4175, pages 134 & 135, 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 Rodger B. Byrd and wife, Peggy Sue Byrd, by deed from James M. Vaughan and wife, Marilyn S. Vaughan, of record in Book 5378, page 383, Register's Office for Davidson County, Tennessee.

05640

IDENTIFICATION REFERENCE

MAR 19 11 12 AM '87

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is { unimproved ( ) / Improved (X) } property, known as 4067 Port Cleburne Lane, Hermitage, Tennessee 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 13th day of March, 19 87

Rodger B. Byrd
RODGER B. BYRD

Peggy Sue Byrd by Rodger B. Byrd Attorney-in-fact
PEGGY SUE BYRD

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 Rodger B. Byrd

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

Witness my hand and official seal at Goodlettsville, Tennessee this 13th day of March, 1987

Commission Expires September 11, 1990

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Rodger B. Byrd, to me known to be the person who executed the foregoing document on behalf of Peggy Sue Byrd, and who acknowledged that he executed same as the free act and deed of the said Peggy Sue Byrd.

Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of March, 1987.

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

PREPARED BY: DOUGLAS R. BERRY, P. O. BOX 976, G[illegible]

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

RECEIVED OF _____

FOR _____

BOOK 7173 PAGE 793

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] CANT
[illegible] STAX
.50 [illegible]
6.00 [illegible]
CHECK 876.46-
3016A05/19/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05640

IDENTIFICATION REFERENCE

MAR 19 11 12 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58897