THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
#027413

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Ralph Mason Sinclair	First Investment Company	MAP 104-J-1
(NAME)	(NAME)	
3620 Rolland Road	4300 EAST BROAD STREET	PARCEL 254
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	COLUMBUS, OHIO 43213	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- Dollars,

BOOK 7177 PAGE 989

John E. Baum and wife, Charlotte O. Baum

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph Mason Sinclair and wife,

Joanne H. Sinclair

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows,

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Myrtlewood resubdivision, as of record in Book 4350, page 88, Register's Office, Davideon County, Tennessee.

Said Lot No. 1 fronts 120 feet on the northerly side of Rolland Road and extends back 172 feet on the westerly line and 127.70 feet on the easterly line to a dead line, measuring 33.54 feet thereon.

Being the same property conveyed to John E. Baum and wife, Charlotte O. Baum by deed from Ira T. Adams and wife, Martha S. Adams, of record in Book 4487, page 652, Register's Office of Davideon County, Tennessee.

RECEIVED
DAVIDSON COUNTY, TN
REGISTER'S OFFICE
MAR 24 9 54 AM '87
FILED & RECORDED
TRENTON JEFFERSON

07078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 142,500.00

Subscribed and sworn to before me this the 17th day of March, 1987

Affiant

My commission expires 3-11-90

(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 3620 ROLLAND ROAD, NASHVILLE, TN 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 17th day of March, 19 87 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John E. Baum

Charlotte O. Baum

Charlotte O. Baum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Rump and wife, Charlotte O. Rump, the within named bargainor, they, 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 7th day of September, 19 87.

Betty C. Mills
Notary Public

Commission expires 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
Notary Public

Commission expires _____.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4601
NASHVILLE, TENNESSEE 37238

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] PAYT.
39[illegible].00 CSTAX
.50 [illegible]
6.00 WDE[illegible]
CHECK 405.50-
50038[illegible]/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07078

IDENTIFI REFERENCE

MAR 24 9 54 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 60545