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:
Michael A. Capizzi
5807 Maxon Avenue
Nashville, Tn. 37209

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, Ohio 43216

MAP-PARCEL NUMBERS:
MAP 091-10
PARCEL 423
8DA-22346

WARRANTY DEED BOOK 7229 PAGE 25

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, Stephen R. Lerch , unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael A. Capizzi

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 Lot No. 4 on the plan of Evans Re-subdivision of Lot "C" Block 13 B. F. Cockrill Farms of record in Book 4660, page 108, as corrected in Book 4817, page 137, Register's Office for said County.

SAID Lot No. 4 fronts 54.42 feet on the southerly margin of Maxon Avenue and extends back between parallel lines a distance of 146.0 feet to a dead line in the rear.

Being the same property conveyed to Stephen R. Lerch, unmarried by deed from Claude E. Adams and wife, Pamela J. Adams of record in Book 6917, page 312, 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.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to First Investment Company, of record in Book 6917, page 315, said Register's Office, and that the escrow account in connection with aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is being executed on behalf of Stephen R. Lerch by Patti Pender Coleman as his Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

This is (MR) improved property, known as 5807 Maxon 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 1st day of May, 1987.

CHECK

Stephen R. Lerch
BY: Patti Pender Coleman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 1987, before me personally appeared Stephen R. Lerch, 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 his free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 47,360.44

_____
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

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 Patti Pender Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Stephen R. Lerch as his Attorney in Fact, as the free act and deed of the within named Stephen R. Lerch.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of May, 1987.

_____
Notary Public

My Commission expires:

10-24-88

WARRANTY DEED

from:
Stephen R. Lerch

to:
Michael A. Capizzi

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

TN 26519

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7229 PAGE 27

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Patti Pender Coleman

Affiant Patti Pender Coleman

Sworn to and subscribed before me this 1st day of May, 19 87.

NOTARY PUBLIC STATE OF TENNESSEE LARGE

Notary Public

My Commission Expires: 10-24-88

23436

IDENTIFI REFERENCE

MAY 7 11 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 28

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

47360.44- CAMT.
132.72 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 142.22-
4344A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23436

IDENTIFICATION REFERENCE

MAY 7 11 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78955