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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 1987

Notary Public

MY COMMISSION EXPIRES 9/27/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
Ronnie A. Richards (NAME)	First Investment Company (NAME)	MAP 150-6
3108 Rollingstone Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad, P. O. Box 749 (STREET ADDRESS)	PARCEL 102
Antioch, TN 37013 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	02D-53392

FOR AND 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, Barry F. Dawson and wife, Linda I. Dawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie A. Richards and wife, Penny L. Richards

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. 139 on the Plan of Cherry Hills, Section 10-A, of record in Plat Book 4860, page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barry F. Dawson and wife, Linda I. Dawson, by deed from Michael T. Kelly and wife, Karen M. Kelly, of record in Book 5331, page 761, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5777, Page 262 and Book 5009, page 329, Register's Office for said County.

5319

IDENTIFICATION REFERENCE

Aug 6 9 30 AM '87

unimproved ( ) improved XX property, known as 3108 Rollingstone Drive, Antioch, TN 37013
(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 heir 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 5th day of August, 1987

Linda I. Dawson

Barry F. Dawson

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 Barry E. Dawson and wife, Linda I. Dawson

the bargainor S, with whom I am personally acquainted/and who acknowledged that (or proved to me on the basis of satisfactory evidenc they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 19 87.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (or proved to me on the basis of satisfactory evidence) _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

WARRANTY DEED

FROM

Barry E. Dawson
Linda I. Dawson

TO

Ronnie A. Richards
Penny L. Richards

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			80[illegible].00-	CAMI.
			2[illegible].00	CSTAX
			.50	PRFEE
			6.00	JDEED
			CHECK	230.50-
			8499A08/05/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5319 9

IDENTIFICATION REFERENCE

Aug 6 9 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02483