Prepared from Information Given By Parties.

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,510.13

Chester W. Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 87

Patricia A. Nichols
Notary Public

MY COMMISSION EXPIRES 9/18/89

(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	
Chester W. Powers (NAME)	First Investment Company (NAME)	MAP 86-16
4433-4435 Gina Brook (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad, P. O. Box 749 (STREET ADDRESS)	PARCEL 56
Hermitage, TN 37076 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	04D12939

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, Helen Manning and wife, Craig Manning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chester W. Powers and wife, Mary L. Powers

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. 137 on the Plan of Valley Brooke Subdivision, of record in Plat Book 5800, page 74, 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 Helen Manning by deed from Howard L. Caughron and Marguerite Caughron, of record in Book 6098, page 891, said Register's Office.

This conveyance is subject to a Deed of Trust executed by P. Jack Shaw and wife, Deborah S. Shaw, to Douglas R. Berry, Trustee, for First Investment Company, dated January 31, 1987, and filed for record in Book 6003, Page 743, Register's Office for said County, with an unpaid principal amount of approximately $50,510.13, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

70741

IDENTIFICATION REFERENCE

OCT 2 9 53 AM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

This is (unimproved ( ) improved (XX)) property, known as 4433-4435 Gina Brook, 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 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 30th day of September, 19 87

Craig A. Manning
Craig Manning

Helen Manning
Helen Manning

Craig A. Manning and Craig Manning being one and the same person.

BOOK 7369 PAGE 373

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 Helen Manning and wife, Craig Manning

the bargainor S, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September

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 (or proved to me on the basis of satisfactory evidence) upon his oath / (their several oaths) himself / acknowledged (themselves) to be the _____ 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

Helen Manning
Craig Manning

TO

Chester W. Powers
Mary L. Powers

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 _____

BOOK 7369 PAGE 374

CD - 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
			52510.13-	CAMT.
			147.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	153.50-
8937A	10/02/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0 7.4 I.

IDENTIFICATION/REFERENCE

OCT 2 9 53 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 22469