ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
EVELYN EDDINGS (NAME)	FIRST INVESTMENT COMPANY (NAME)	MAP 105-05
1306 15TH AVENUE NORTH (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 749 (STREET ADDRESS)	PARCEL 030
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP CODE)	COLUMBUS, OHIO 43216-0749 (CITY) (STATE) (ZIP CODE)	22W 18080

WARRANTY DEED

For and in consideration of the sum of TEN THOUSAND ($10,000.00)----------00/100 DOLLARS

CASH, and the assumption of a mortgage in the amount of THIRTY FIVE THOUSAND THREE HUNDRED FIFTY THREE DOLLARS AND NINETY SIX CENTS ($35,353.96), held by First Investment Company and evidenced by Deed of Trust of record in Book 5308, Page 240, Register's Office for Davidson County, Tennessee,

THOMAS JOSEPH BROWN

have bargained and sold, and by these presents do transfer and convey unto the said EVELYN EDDINGS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 2 and the northerly 8 feet of Lot No. 3 on the Plan of Shield's Subdivision of Lot 38 of O.B. Hayes Plan of Lots, as of record in Book 161, Page 97, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 41 feet on the easterly side of 15th Avenue, South, formerly Washington Street, and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Thomas Joseph Brown, a single person, by deed from Robert F. Lance of record in Book 5308, Page 238, Register's Office for Davidson County, Tennessee. This conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $35,353.96, as evidenced by Deed of Trust of record in Book 6826, Page 586, Register's Office for Davidson County, Tennessee. Further, the grantor herein having since married, this conveyance is being joined by his spouse, Janice H. Brown, for the purpose of conveying any and all rights she may have in said property.

7.4 1.1.4.

IDENTIFICATION REFERENCE

OCT 14 11 21 AM '87

FELIX A. WILSON REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved XX property, known as 1306 15th Avenue, South (House Number) (Street)
Nashville, Tennessee 37212 (P. O. Address) (City or Town) (Zip Code)

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.

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 9th day of October, 1987.

Thomas Joseph Brown
THOMAS JOSEPH BROWN

Janice H. Brown
JANICE H. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7378 PAGE 669

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

THOMAS JOSEPH BROWN and wife, JANICE H. BROWN

the bargainor S, 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, Davidson Co., TN, this 9th day of October, 19 87.

My commission expires 1/21/87 Notary Public Monica Edwards

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,353.96 This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas J. Brown

Sworn to and subscribed before me this 9th day of October, 19 87.

My commission expires 1/21/90 Notary Public Monica Edwards

This instrument was prepared by:

GEORGE H. THOMPSON, III, ESQ,; 112 STAHLMAN BUILDING; NASHVILLE, TN 37201

Name Address

WARRANTY DEED

FROM THOMAS JOSEPH BROWN and wife, JANICE H. BROWN

TO EVELYN EDDINGS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7378 PAGE 670

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

45353.96- CAMT.
127.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.62-
2819A10/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.1.1.4.

IDENTIFI REFERENCE

OCT 14 11 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26265