THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Rufus Crawford
4533 Brooke Valley Drive
Hermitage, TN 37076

MORTGAGEE:
First Investment Company
4300 East Broad Street
Columbus, OH 43216-0749

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Field Book Nos. 4D-12777
and 4D-12772

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged I, **Michael A. Windus,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rufus Crawford,** hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being Lots Nos. 168 and 176 Valley Grove Subdivision, Section 2, as of record in Book 5200, page 489, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Michael A. Windus by virtue of two deeds from James S. Sweeney, Jr., as of record in Book 6142, page 606 and Book 6142, page 611, Register's Office for Davidson County, Tennessee.
>
> 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 balance of a note secured by a first mortgage Deed of Trust to First Investment Company as of record in Book 6930, pages 955 and Book 6930, page 960, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee, as is the hazard insurance.
>
> Barbara S. Windus, spouse of Michael A. Windus, joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 4533-4535 Brooke Valley Drive and 900-902 Brooke Valley Court, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6011, page 300 and Book 6096, page 283, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 489, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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. 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 hands this 12th day of January, 1988.

Michael A. Windus
MICHAEL A. WINDUS

Barbara S. Windus
BARBARA S. WINDUS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael A. Windus and wife, Barbara S. Windus,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12th day of January, 1988.

Michelle H. Brisco
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $121,901.10.

AFFIANT

Subscribed and sworn before me this 27th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: 6-18-90

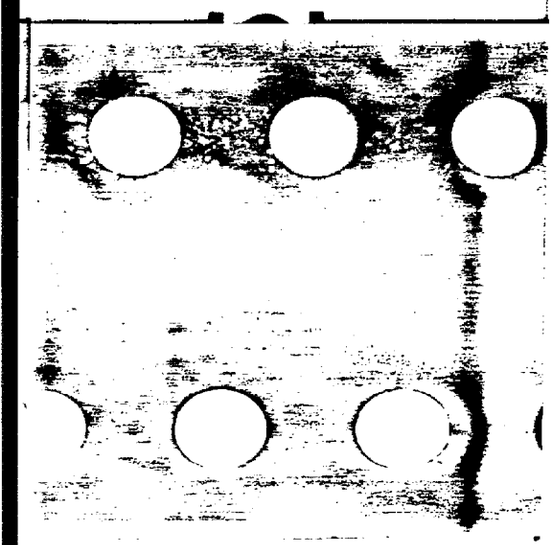
NICHELLE H. GRISSOM NOTARY PUBLIC LARGE

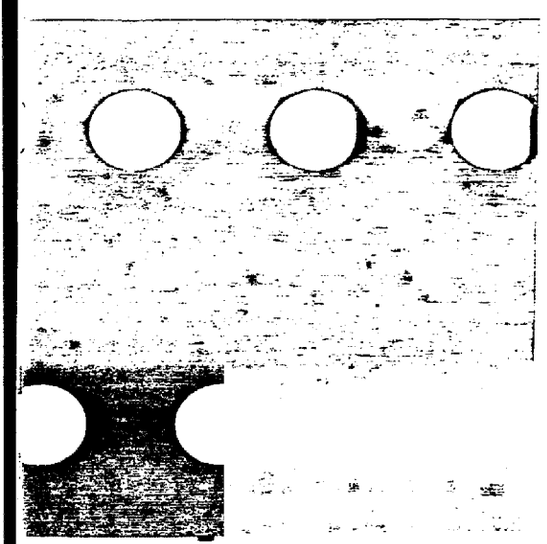
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IDENTIFICATION REFERENCE

JAN 27 3 21 PM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7457 PAGE 638

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

DAMT	121701.18
CON TX	341.32
PRFEE	0.50
WDEED	9.00
TOTAL	350.82
CHECK	350.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1972

0 0 7 5 4

IDENTIFICATION REFERENCE

JAN 27 3 21 PM '88

DAVIDSON COUNTY, TN

No. 56868