WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL #
Aubr y Nivens 1709 Eastland Ave. Nashville, TN 37206	First Investment Co. P. O. Box 749 Columbus, OH 43216	83-06 241

This instrument was prepared by Deborah M. Martin, Attorney, P.O. Box 1464, LaVergne, TN 37086

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Jeral Robinson and wife, Betty Robinson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aubr y Nivens, a single person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows: To-Wit:

Being Lot No. 5 on the Plan of Olivia Sharp's Addition of record in Book 332, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeral Robinson and wife, Betty Robinson by deed from Michael Charles Olsen of record in Book 7448, Page 185 Register's office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 6059, page 165, Register's Office for Davidson County, Tennessee in the original principal amount of $61,450.00 and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the Grantee.

4415 04/14/88 01:01 CASHIER 27.14

This is improved property known as 1709 Eastland Avenue, Nashville, TN 37206.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,781.32.

Betty Robinson
Affiant

Subscribed and sworn to before me this the 13th day of April, 1988.

C Wooten
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-11-92

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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 13th day of April, 1988.

Jeral Robinson
Jeral Robinson

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Betty Robinson
Betty Robinson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me CARROLL WOOTEN, a Notary Public in and for said County and State JERAL ROBINSON AND WIFE BETTY ROBINSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowleded that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 13th day of April, 1988.

C Wooten
Notary Public

My Commission expires: 1-11-92

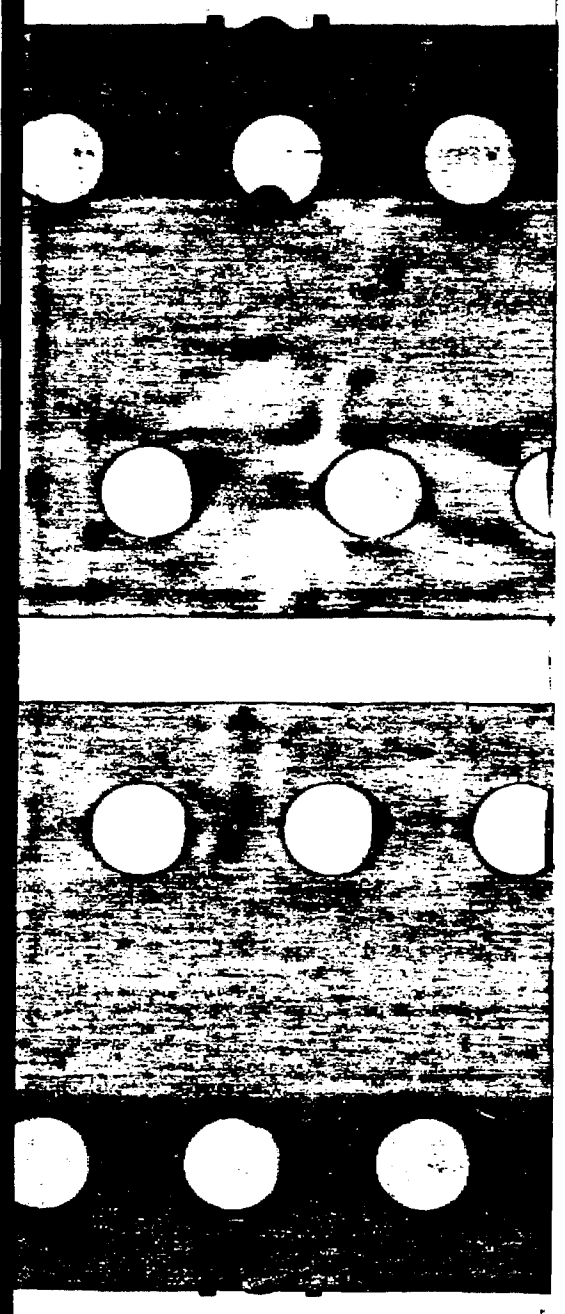
CARROLL WOOTEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

21299

IDENTIFICATION REFERENCE

APR 14 11 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7515 PAGE 996

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

CAMT 78781.32
CON TX 220.64
PRFEE 0.50
WDEED 6.00
TOTAL 227.14
CHECK 227.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/14/00 01 11415 0001 4415

21299

IDENTIFICATION REFERENCE

APR 14 11 15 AM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80561