BOOK 7529 PAGE 632

FILE BOX #52

This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Smith Palmer	First Investment Company	61-16-297
(NAME)	(NAME) P.O. Box 749, 4300 E. Broad Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Columbus, Ohio 43216-0749	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100----------
----------($10.00)---------- *Dollars.*

Cash in hand paid by Ronald Smith Palmer and wife, Sarah Louise Palmer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

9587 04/29 0101 03CHECK 132.50

Roger D. Oakes & wife, Rebecca Oakes, C. Wayne Oakes and wife, Norma Oakes

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald Smith Palmer and wife, Sarah Louise Palmer

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the easterly 60 feet of the westerly 70 feet of Lots Nos. 42 and 43, Block "D", on the map of Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

SAID parts of said Lots front 60 feet on the southerly side of Ardee Avenue and run back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Roger D. Oakes and wife, Rebecca Oakes and C. Wayne Oakes and wife, Norma Oakes by Quitclaim Deed from C. Wayne Oakes and wife, Norma Oakes, of record in Book 6772, page 549, Register's Office for Davidson County, Tennessee.

25645

IDENTIFICATION REFERENCE

APR 29 9 41 AM '88

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me this the 27th *day of* April *19* 88

My Commission expires: 5/19/91 *(Affix Seal)*

Affiant Ronald Smith Palmer

Notary Public Judy A. Dell

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 1328 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (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 27th *day of* April *, 19* 88 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger D. Oakes

Rebecca Oakes

C. Wayne Oakes

Norma Oakes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman *, a Notary Public in and for said County and State* Roger D. Oakes and wife, Rebecca Oakes, C. Wayne Oakes and wife, Norma Oakes

the within named 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 Brentwood *Tennessee, this* 27th *day of* April *, 19* 88

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ *, a Notary Public of the State and County aforesaid, personally appeared* _____ *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ *, the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____ *.*

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

_____ *Notary Public*

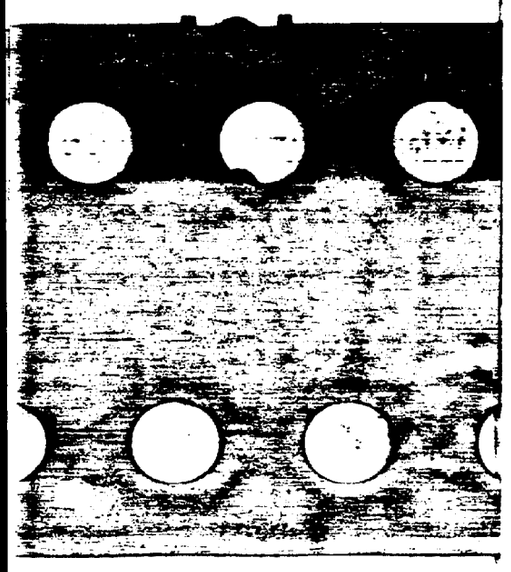
Commission expires _____

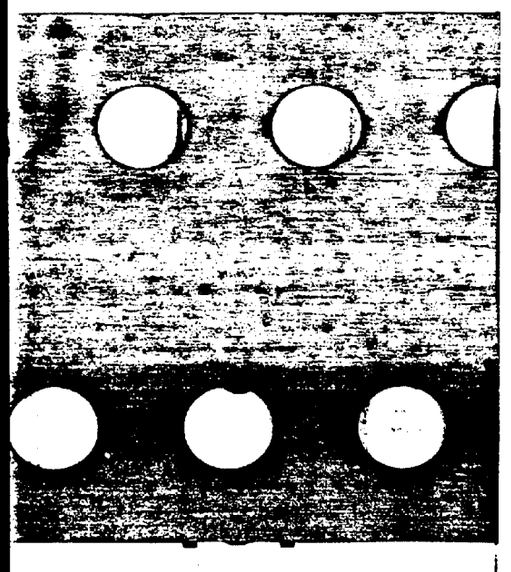
WARRANTY DEED

FROM
Roger D. Oakes and wife, Rebecca Oakes
C. Wayne Oakes and wife, Norma Oakes

TO
Ronald Smith Palmer and wife, Sarah Louise Palmer

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





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
				CAMT 45000.00
				CON TX 126.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 132.50
				CHECK 132.50
04/29/88		01		09:45 0001 9587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25645

IDENTIFT REFERENCE

APR 29 9 41 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85656