FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN
MAY 17 2 29 PM 1988
IDENTIFICATION REFERENCE
309333

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
307 City Hall Mall
Franklin, TN 37064

Field Book 16W, Page 20

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
First Investment Company	CLIVE ANDERSON, JR.	First Investment Company
4300 East Broad St. P. O. Box 749	2010 EIGHTH AVE S.	4300 East Broad St. P. O. Box 749
Columbus, Ohio 43216-4749	NASHVILLE, TN 37204	Columbus, Ohio 43216-0749

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the grantee's assumption of a mortgage indebtedness in favor of First Investment Company of record in Book 5672, page 943, Register's Office of Davidson County, Tennessee, I, GREG THURMAN, have bargained and sold and by these presents do transfer and convey unto EDWARD C. ANDERSON, JR., his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, being Lot No. 9 on the Plan of C. S. Caldwell's Second Roycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Greg Thurman by deed from William Randolph Means and wife, Jane S. Means, of record in Book 5698, page 294, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1988 Davidson County property taxes are a lien but are not yet due and payable.

2. Deed of Trust executed by William Randolph Means and wife, Jane S. Means to William B. Gregory, Trustee, in favor of First Investment Company, dated October 14, 1980 and recorded November 3, 1980 at 9:28 a.m. in Book 5672, page 943, Register's Office of Davidson County, Tennessee, to secure payment of a promissory note in the principal sum of $33,600.00, payable as therein specified, together with any terms, conditions, limitations or restrictions recited therein.

3. All matters shown on the Plat of C. S. Caldwell's Second Roycroft Subdivision, of record in Plat Book 421, page 176, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Connie Thurman, wife of Greg Thurman joins in the execution of this instrument to convey any and all right, title and interest she may have in the subject property by virtue of her marriage to Greg Thurman.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 16th day of May, 1988.

Greg Thurman
GREG THURMAN

Connie Thurman
CONNIE THURMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GREG THURMAN and wife, CONNIE THURMAN, 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 16th day of May, 1988.

Donna L. Savage
Notary Public

My Commission Expires:
January 9, 1989

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $60,000.00.

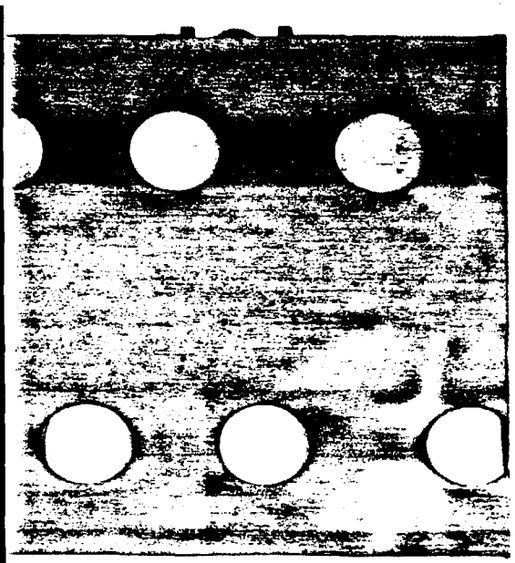
Edward L. Anderson Jr.
Affiant

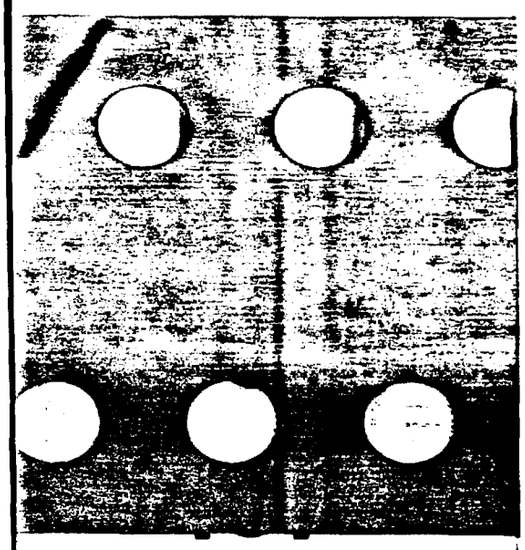
Sworn to and subscribed before me on this the 16th day of May, 1988.

Donna L. Savage
Notary Public

My Commission Expires:
January 9, 1989

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON CO. TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7545 PAGE 411

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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

AMT 60000.00
CONV TX 165.00
PRFEE 0.00
MI FEE 6.00
TOTAL 171.00
CHECK 171.00
[illegible] CK [illegible] 05 29 1998 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30933

IDENTIFICATION REFERENCE

MAY 17 8 30 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91811