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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Robert L. Maxwell, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 88

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES 9/9/89
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert L. Maxwell, Jr. (NAME)	First Investment Company (NAME)	MAP 82-4
912 Manila Avenue (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad, P. O. Box 749 (STREET ADDRESS)	PARCEL 373
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	27W19930

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Driver and wife, Doris G. Driver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Maxwell, Jr., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 4 on the Plan of Manila Subdivision, of record in Plat Book 2854, page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William Driver by deed from Henry L. Taylor and wife, Arthuryne J. Taylor, of record in Book 6854, page 658, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2921, Page 604, Register's Office for said County.

1364 06/30 0101 03CHECK 101.70

4510.6

IDENTIFICATION REFERENCE

JUN 30 9 40 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 912 Manila Avenue, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 heir 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 hand this 28th day of June, 19 88

Doris G. Driver
Doris G. Driver

William Driver
William Driver

Doris G. Driver is joining in this conveyance to convey any and all marital rights she may have to said property.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Driver and wife, Doris G. Driver

the bargainor S with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 1989.

(or proved to me on the basis of satisfactory evidence)

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

William Driver
Doris G. Driver

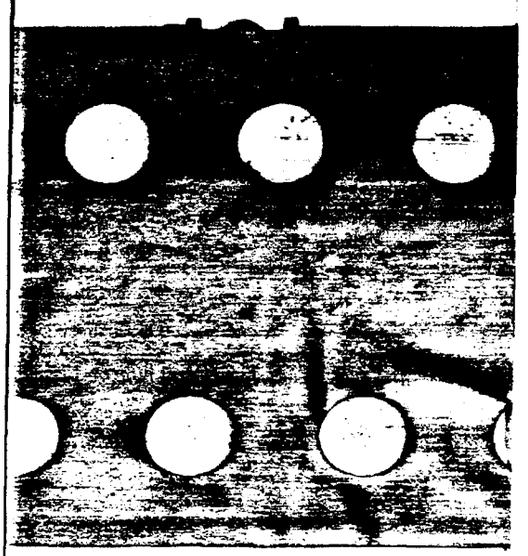
TO

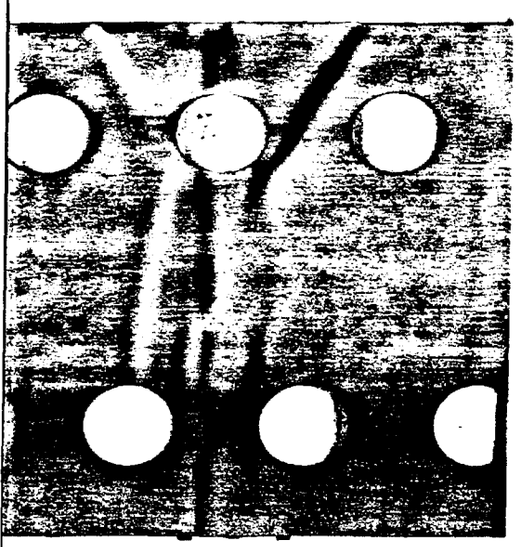
Robert L. Maxwell, Jr.

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217





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 34000.00
				CON TX 95.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 101.70
				CHECK 101.70
			06/30/88 01	09:40 0001 1344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45106

IDENTIFICATION REFERENCE

JUN 30 9 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108117