file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7627 PAGE 606

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Rebekah R. Demonbreun	First Investment Company	MAP 161-7
602 Ashley Court	P.O. Box 749, 4300 E. Broad St.	PARCEL 68
Nashville, TN 37211	Columbus, OH 43216-0749	6DU-74930

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Russell B. Ennix and wife, Renee D. Ennix hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rebekah R. Demonbreun hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 272 on the plan of Section Four, Huntington Park, of record in Book 4460, page 74, Register's Office for said County.

SAID Lot No. 272 fronts 66.83 feet on the southerly margin of Ashley Court and extends back 187.6 feet on the easterly line and 164.2 feet on the westerly line to a broken line in the rear, measuring 114.49 feet thereon.

BEING the same property conveyed to Russell B. Ennix and wife, Renee D. Ennix by deed from Stephen J. O'Connell and wife, Sharon E. O'Connell of record in Book 5539, page 69, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4580, page 487, said Register's Office, and to the matters set forth in the above referenced plan of record.

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 principal balance of a note secured by a first mortgage deed of trust to First Investment Company, of record in Book 5539, page 72, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Renee D. Ennix by Russell B. Ennix as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and ** This is (unimproved property, known as 602 Ashley Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

**incorporated herein by reference.

Witness the execution hereof this 15th day of August, 1988.

Renee D. Ennix
BY: Russell B. Ennix, Attorney in Fact

Russell B. Ennix

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of August, 1988, before me personally appeared Russell B. Ennix, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7627 PAGE 607

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 74,500.00.

Rebekah R. DeMonbreun
Affiant

Subscribed and sworn to before me, this the 15th day of August, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

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 Russell B. Ennix, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Renee D. Ennix as her Attorney in Fact as the free act and deed of the within named Renee D. Ennix. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1988.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
Russell B. Ennix and wife, Renee D. Ennix

to:
Rebekah R. Demonbreun

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

mv-27767

"EXHIBIT A"

BOOK 7627 PAGE 608

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Russell B. Smith
Affiant

Sworn to and subscribed before me this 15th day of August, 19 88.

Notary Public

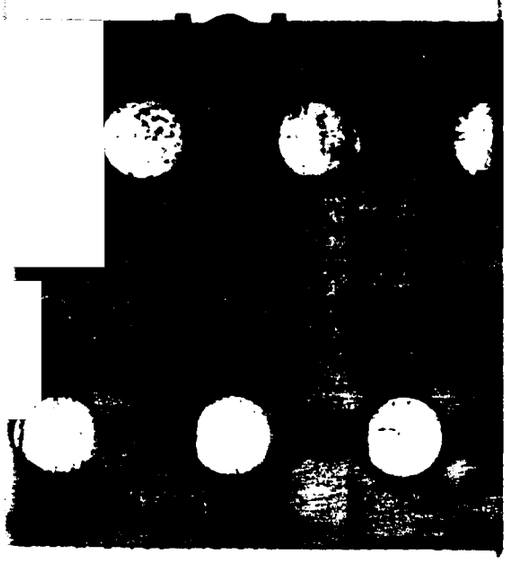
My Commission Expires: 10-24-88

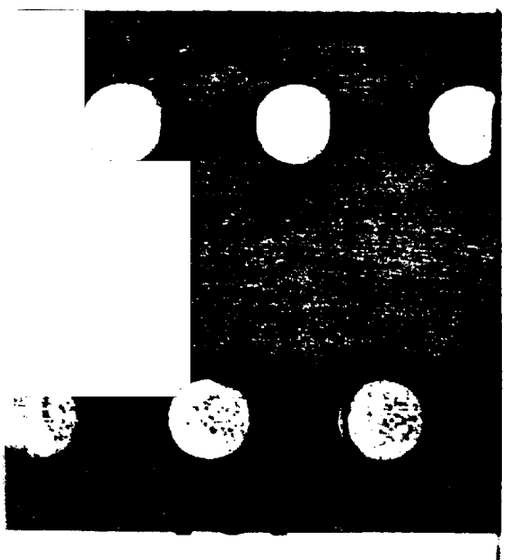
NOTARY PUBLIC

7512 08/16 0101 03CHECK 255.35

AUG 16 11 36 AM '88

59099





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7627 PAGE 609

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	74500.00
CON TX	245.85
PRFEE	0.50
WDEED	9.00
TOTAL	255.35
CHECK	255.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/16/88 01 0001 7512

59099

IDENTIFICATION REFERENCE

Aug 16 11 36 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 124060