Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road - P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
EUGENE ALDERSON, unmarried
3821 Dunbar Avenue
Nashville, TN 37207

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
First Investment Company
P. O. Box 749
4300 East Broad Street
Columbus, Ohio 43216-0749
FIC Loan No. 55790-412

MAP AND PARCEL:
Map 72
Group 11
Parcel 239
15DA-32380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and in consideration of the assumption by Grantee of the existing first mortgage indebtedness owed to First Investment Company, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, STEPHEN E. RAY, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto EUGENE ALDERSON, unmarried, 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. 81 in Myers Subdivision of Lots 5, 8, 9 and part of Lot 12 in Maxey's Addition to Brownsville, of record in Book 332, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Stephen E. Ray, unmarried, by quitclaim deed from James S. Sweeney, Jr. and wife, Patricia M. Sweeney dated February 17, 1984, as of record in Book 6237, page 116, Register's Office for Davidson County, Tennessee.

This is improved property known as 2138 A & B Burns Avenue, Nashville, Tennessee 37216.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, and is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 332, page 66, said Register's Office.

As a portion of the consideration for this conveyance, Grantee herein assumes and promises to pay as due, that certain existing first mortgage indebtedness in favor of First Investment Company, as evidenced by a deed of trust of record in Book 6983, page 36, Register's Office for Davidson County, Tennessee. Real property taxes for 1988 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EUGENE ALDERSON, unmarried, his heirs and assigns, forever; and I, STEPHEN E. RAY, unmarried do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of September, 1988.

STEPHEN E. RAY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named STEPHEN E. RAY, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 9th day of September, 1988.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 51,365.79.

Eugene Alderson
AFFIANT

Subscribed and sworn to before me this 9th day of September, 1988.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TN

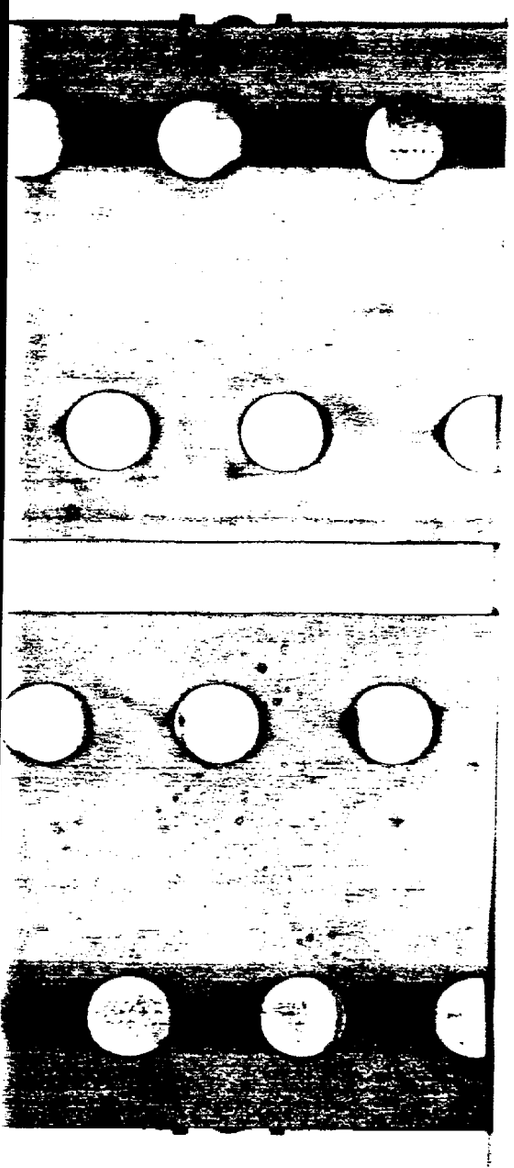
6457 09/13 0101 03CHECK 176.12

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

SEP 13 1 12 PM '88

IMPRINT REFERENCE

67027



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7650 PAGE 793

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	51365.79
CON TX	169.62
PRFEE	0.50
VDEAN K	6.00
TOTAL	176.12
CHECK	176.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/88 01 13:14 0001 6457

6.7.027

IDENTIFICATION REFERENCE

SEP 13 1 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133487