THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
WALTER V. LANCASTER ET UX
792 OLD DICKERSON ROAD
GOODLETTSVILLE, TN 37072

MAP/PARCEL NUMBER: 071 11/15 0101 03CHECK 302.90
MAP 25-15
PARCEL 36

SEND TAX BILLS TO:

FIRST INVESTMENT COMPANY
P.O. BOX 749
4300 EAST BROAD STREET
COLUMBUS, OHIO 43216-0749

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Walter V Lancaster Jr
AFFIANT

Subscribed and sworn to me, this the 11th day of NOVEMBER, 1988.

Denise C. Ferris
Notary Public
My commission expires: 5-13-92

85376

TENTATIVE REFERENCE
Nov 15 9 32 AM '88
FILED & WILSON T. REGISTER
DAVIDSON COUNTY, TN
MAIL ENV.

STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged,including GRANTEE(S) assuming a certain unpaid indebtedness of record in Book 6818, page 897, Register's Office for DAVIDSON County, Tennessee, which GRANTEES promise to pay and agree to hold GRANTOR harmless from same, I, DEBRA D. KINSLOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said WALTER V. LANCASTER ET UX, SANDRA H. LANCASTER, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This conveyance is subject to Grantor's right to redeem the property in the event Grantees fail for three (3) consecutive

months to make timely payments on the mortgage which is assumed by Grantees. In the event Grantor exercises this right to redeem said property, said Grantor shall take immediate possession of said property.

This is improved property known as 792 OLD DICKERSON RD., GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 11th day of NOVEMBER, 1988.

"GRANTOR"

Debra D. Kinslow

DEBRA D. KINSLOW

"GRANTEES"

Walter V. Lancaster

WALTER V. LANCASTER

Sandra H. Lancaster

SANDRA H. LANCASTER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA D. KINSLOW, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 11th day of November, 1988.

Denise C. Ales
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER V. LANCASTER ET UX, SANDRA H. LANCASTER, the within named BARGAINORS, 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 MADISON, Tennessee, on this the 11th day of NOVEMBER, 1988.

Denise C. Ales
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 2, Rolling Meadows Subdivision, a plat of which is of record in Book 6250, page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

FRONTING 97.21 feet more or less along Old Dickerson Road, and running back between lines measuring 248.8 feet more or less on the westerly line and 243.91 feet more or less on the easterly line to a rear line on which measures 109.28 feet more or less.

BEING the same property conveyed to William D. Kinslow, Jr., et ux, Debra D. Kinslow, of record in Book 7206, page 877, Register's Office for Davidson County, Tennessee, the said William D. Kinslow and Debra D. Kinslow having been divorced by a Decree of Final Divorce dated June 3, 1988, Probate Court of Davidson County, Tennessee, Docket No. 88D-2344. The said William D. Kinslow, Jr., executed a Quitclaim Deed in conformity with said Final Decree, thereby vesting title solely in Debra D, Kinslow, which Quitclaim Deed was recorded immediately prior hereto in the Office of the Register of Davidson County, Tennessee.

EXHIBIT 'B'

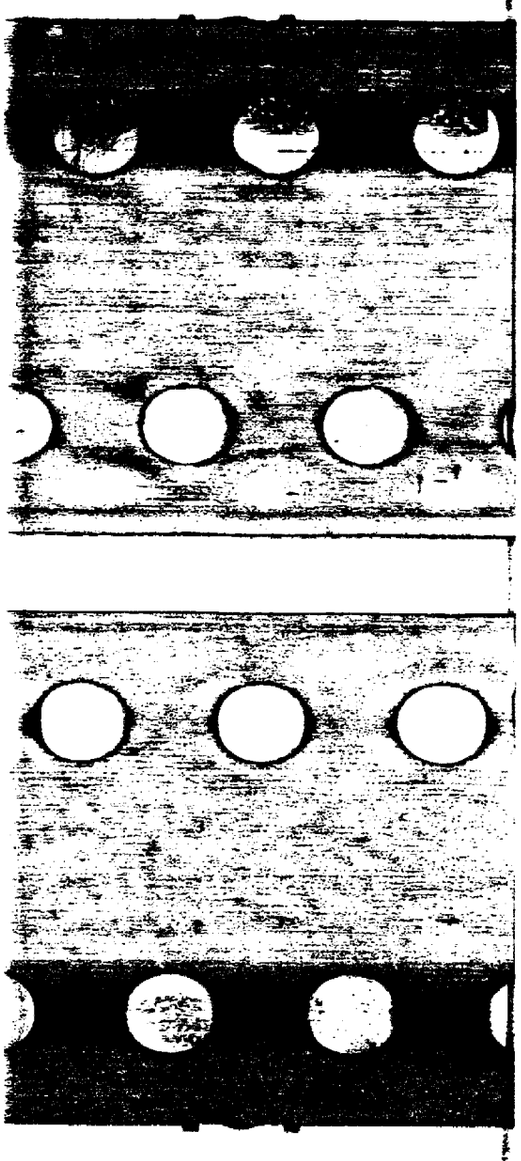
1. Real property taxes for all future years.

2. Deed of Trust executed by Donald O. Hayes et ux, Judith D. Hayes to Commonwealth Title Agency of Nashville, Inc., Trustee, of record in Book 6818, page 897, said Register's Office, to secure to First Investment Company the payment of one note dated March 31, 1986, in the original principal amount of $76,500.00, due and payable as set forth therein.

3. Plan of record in Book 6250, page 173, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Old Dickerson Road and a 10-foot easement for public utility purposes along the rear and front lines of said lot.

4. Restrictions of record in Book 6541, page 460, said Register's Office.

5. A 5 X 50-foot utility anchor easement located on the southwest corner of said lot.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7703 PAGE 197

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	88000.00
CON TX	290.40
PRFEE	0.50
WDEED	12.00
TOTAL	302.90
CHECK	302.90

11/15/88 01 09:32 0001 7571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85376

IDENTIFICATION REFERENCE

Nov 15 9 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154128