BOOK 7734 PAGE 688

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,900.00

x Steven R. McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 1988.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. McCoy (NAME)	First Investment Company (NAME)	MAP 119-01
354 Hester Avenue (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad Street (STREET ADDRESS)	PARCEL 035
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43228 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Lynne Fraser , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. McCoy and wife, Cynthia R. McCoy

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. 20 and the easterly 3 feet of the southerly 150 feet of Lot No. 21 on the Map of the subdivision of the G.P. Rose Property, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Hester Avenue at a point 3 feet west of the corner of Lot Nos. 20 and 21; thence with the northerly margin of said Hester Avenue eastwardly 63 feet 4 inches to the westerly margin of the right-of-way of the L & N R. R.; thence with said right-of-way northwardly 175 feet 6 inches to the southeast corner of Lot No 19; thence with the southerly line of Lot Nos. 19 and 18, westwardly 103 feet to the common corner of Lot Nos. 17, 18, 20 and 21; thence with line between Lot Nos. 20 and 21, southwardly 20 feet; thence at right angles westwardly 3 feet; thence at right angles southwardly 150 feet to the beginning.

BEING the same property conveyed to Lynne Fraser by deed from John E. Hulsey, filed of record in Book 6788, page 388, Register's Office for Davidson County, Tennessee. The said Juanita Hulsey having quitclaim her interest to John E. Hulsey by deed of record in Book 6979, page 615, said Register's Office.
This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

Lynne Fraser and P. Lynne Fraser being one and the same person.

This is unimproved ( ) improved (XX) property, known as 354 Hester Avenue, Nashville, TN 37210
(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 heirs 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 my hand this 19th day of December, 19 88

Lynne Fraser Lynne Fraser

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
County of ~~DAVIDSON~~ Buncombe

BOOK 7734 PAGE 689

Personally appeared before me, Leona Laulouse, a Notary Public in and for said County and State, the within named Lynne Fraser

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

the 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 Asheville NC, this 15 day of December 1989.

Commission expires March 4, 1990

Leona Laulouse
Notary Public

STATE OF TENNESSEE

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

Lynne Fraser

TO

Steven R. McCoy and wife, Cynthia R. McCoy

RUSH

131-57 XCHECK 0101 03CHECK 0042 12/22

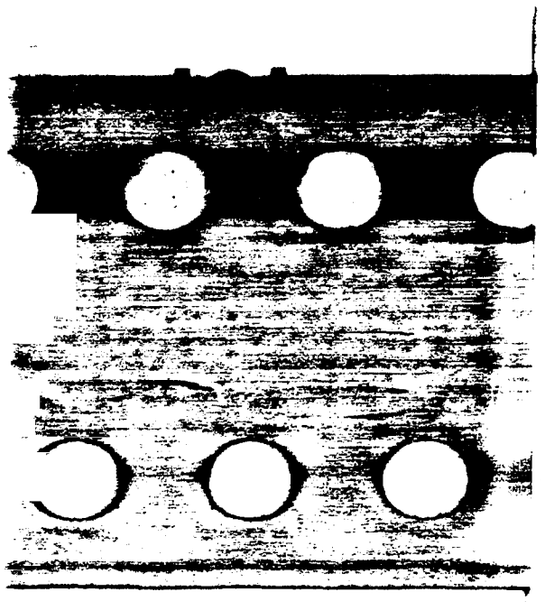
DEC 22 12 33 PM '89

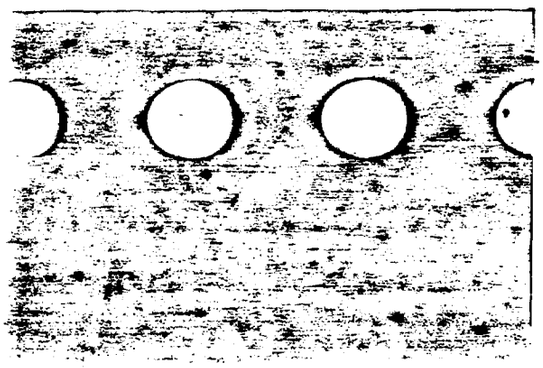
ITEM TF RFFRENCE

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

98096





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

RECEIVED OF _____

FOR _____

BOOK 7734 PAGE 690

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 37900.00
CON TX 125.07
PRFEE 0.50
WDEED 6.00
TOTAL 131.57
CHECK 131.57

12/22/88 01 12:33 0001 0442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96089

IDENTIFICATION REFERENCE

Dec 22 12 33 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 166584