This Instrument Prepared Without Title Search, From Documents and Information Provided By The Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James Douglas Greer, a single person
2412 Fairbrook Drive
Nashville, Tennessee 37214

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
First Investment Company
4300 East Broad, P.O. Box 749
Columbus, Ohio 43216

MAP AND PARCEL:
Map 73-07
Parcel 169A
FBN 08D2-86863

186.38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and the assumption by Grantee of the existing first mortgage indebtedness, and other good and valuable considerations, the receipt of which considerations is hereby acknowledged, we, **Wanda G. Greer (now Elliott) and husband, Leslie Elliott**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Douglas Greer**, a single person, 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. 2 of the Zone Lot Division of Lot Nos. 1, 2 and 4-7 of Cabin Hill, Section 2, of record in Plat Book 6250, page 666, amending Plat Book 6050, page 145, 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 Wanda G. Greer, (now Elliott) by deed from Investment Building Group, a Tennessee General Partnership composed of Harry Hemmerly, Calvin Tate and Jim McLean, dated July 24, 1986, as of record in Book 6930, page 935, Register's Office for Davidson County, Tennessee. Leslie Elliott, husband of the said Wanda G. Greer Elliott, joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 2412 Fairbrook Drive, Nashville, Tennessee 37214.

11392

TENNESSEE REAL ESTATE TRANSFER TAX
Feb 24 3 21 PM '89
FILED & WILSON ST REGISTER
DAVIDSON COUNTY TN
RUSH

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6250, page 666, and further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 6250, page 666, said Register's Office, including a 60 foot minimum building setback line from Fairbrook Drive, a sewer line easement across rear portion of the lot, a 2.5 foot by 25 anchor easement at the southeasterly lot corner, a 5 foot easement for public utilities and drainage along the southerly line of said property, and a 10 foot easement for public utilities and drainage along the rear line of said property.

As a portion of the consideration for this conveyance, Grantee herein assumes and promises to pay as due that certain existing first mortgage indebtedness owed to First Investment Company, evidenced by a Deed of Trust of record in Book 6930, page 938, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantee, as is the hazard insurance. Real property taxes for 1989 have been settled between the parties in escrow.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Douglas Greer, a single person, his heirs and assigns, forever; and we, Wanda G. Greer (now Elliott) and husband, Leslie Elliott do covenant with the said Grantee 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 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 our hands this the 21st day of February, 1989.

Wanda G. Greer Elliott — Wanda G. Greer (now Elliott)

Leslie Elliott — Leslie Elliott

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wanda G. Greer (now Elliott), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of February, 1989.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leslie Elliott, 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 Nashville, Tennessee, this the 22nd day of February, 1989.

Herbeta G. Moore
NOTARY PUBLIC

My Commission Expires: 1/21/90

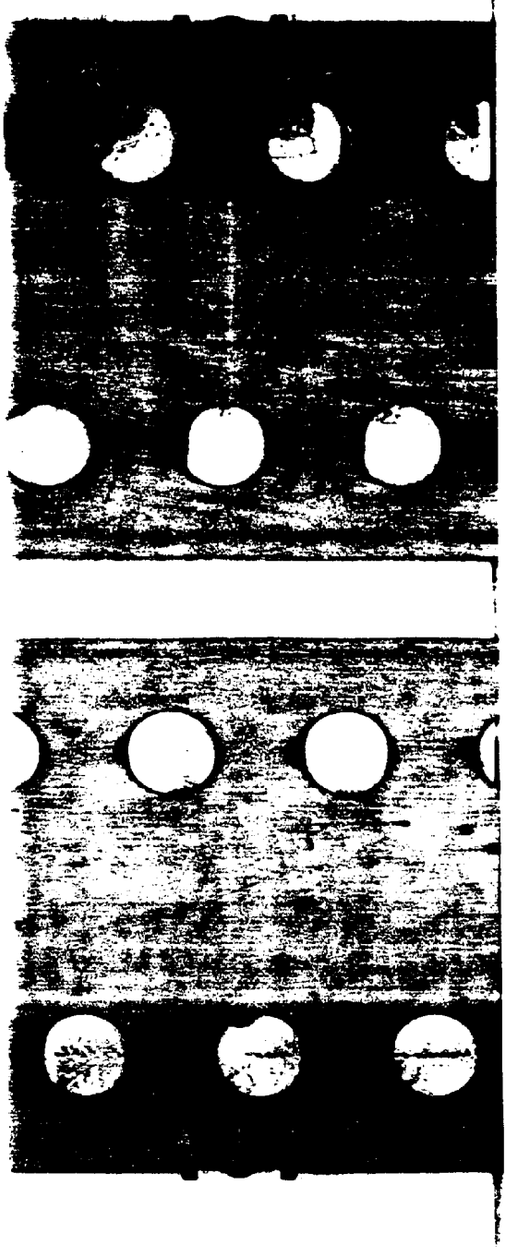
STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $53,648.93.

James Douglas Greer
AFFIANT

Subscribed and sworn to before me this 21st day of February, 1989.

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



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

RECEIVED OF _____

FOR _____

BOOK 7779 PAGE 431

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	53648.93
CON TX	176.88
PRFEE	0.50
WDEED	9.00
TOTAL	186.38
CHECK	186.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/24/89 01 15:23 0001 0083

11392

IDENTIFICATION REFERENCE

Feb 24 3 21 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184514