STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 45,200.00

Subscribed and sworn to before me, this the 26th day of July 19 89

Affiant

My commission expires: February 2, 1993
(Affix Seal)

Notary Public Kenneth C. Kant

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Superior Title & Escrow Services, Inc.
103 Sumner Court, Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dion B. Muncrief	First Investment Company
1306 Ardee Avenue	4300 East Broad Street
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37216	Columbus, Ohio 43213
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 061-16-0 286.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Tommy Warner and Linda A. Warner

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Dion B. Muncrief and wife, Dianna Lynn Muncrief

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 31, Block "D", Re-Subdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2 as of record in Book 974 at pages 56 & 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tommy Warner and wife, Linda A. Warner by deed of record in Book 6058 at page 264, said REgister's Office.

This conveyance is made subject to taxes for the year 1989 and subsequent years, any and all easements, restrictions and conditions of record.

5.2758

TENNESSEE REFERENCE

JUL 27 1 36 PM '89

FELIX Z WILSON TREASURER
DAVIDSON COUNTY

9502 07/27 0101 03CHECK 156.16

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1306 Ardee Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of July 19 89

Tommy Warner

Linda A. Warner

State of Tennessee
County of Davidson

BOOK 7898 PAGE 618

On this 26th day of July, 19 89, before me personally appeared Tommy Warner and Linda A. Warner to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public
Kenneth C. Kent

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

File # 9-0175

SUPERIOR TITLE
&
Escrow Services, Inc.

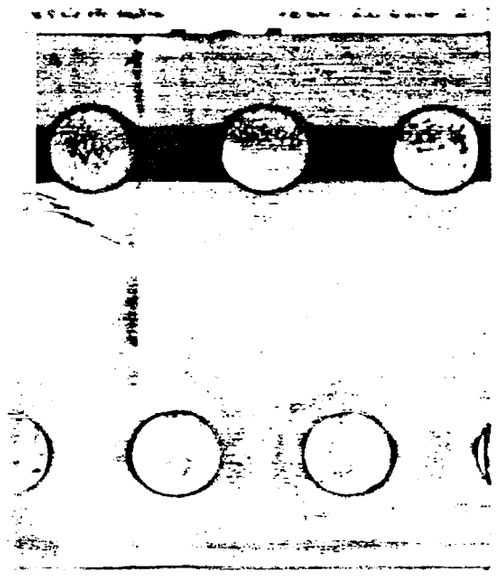
103 SUMNER COURT
HENDERSONVILLE, TN 37075
(615) 822-9232

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

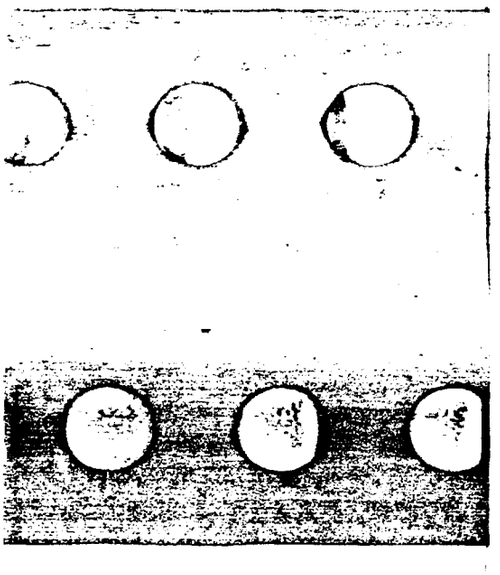
BOOK 7898 PAGE 619

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 45200.00
CON TX 149.16
PRFEE 1.00
WDEED 6.00
TOTAL 156.16
CHECK 156.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/27/89 01 15:38 0001 9502



5.27.58

IDENTIFICATION

JUL 27 1 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233118