File 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 42,000.00

Phillip A. Kemp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
8th DAY OF August 19 89

Joyce B. Durham
Notary Public

MY COMMISSION EXPIRES 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phillip A. Kemp (NAME)	First Investment Company (NAME)	71-12-192
809 Oneida Avenue (ADDRESS)	Post Office Box 749 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	

FOR AND 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, Ronnie Dee Oakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip A. Kemp and wife, Lisa M. Kemp

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:

Land in Davidson County, Tennessee, being Lot No. 92 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronnie Dee Oakes and wife, Debbie G. Oakes, by deed from Welbourne F. Dorris of record in Book 5490, page 281, Register's Office for Davidson County, Tennessee. By Dissolution of Marriage, Case Number 165667, in the Superior Court of California, County of San Joaquin, the said Ronnie Dee Oakes and wife, Debbie G. Oakes were divorced and pursuant to Property Settlement Agreement contained therein, all right, title and interest of Debbie Gaile Oakes was vested in Ronnie Dee Oakes as his sole, separate and absolute property. The said Ronnie Dee Oakes having since married.

MELINDA OAKES joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property now or in the future.

5 8 6 3 9
IDENTIF. REFERENCE
Aug 17 10 30 AM '89
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

6685 08/17 0101 03CHECK 145.60

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is (unimproved ( ) improved (X) property known as 809 Oneida Avenue, Nashville, TN 37207
(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 8th day of August, 19 89

Ronnie Dee Oakes
Ronnie Dee Oakes

Melinda Oakes
Melinda Oakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Dee Oakes and wife, Melinda Oakes

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 8th day of August, 19 89

Commission expires 5-20-92

Joyce B. Durfee
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

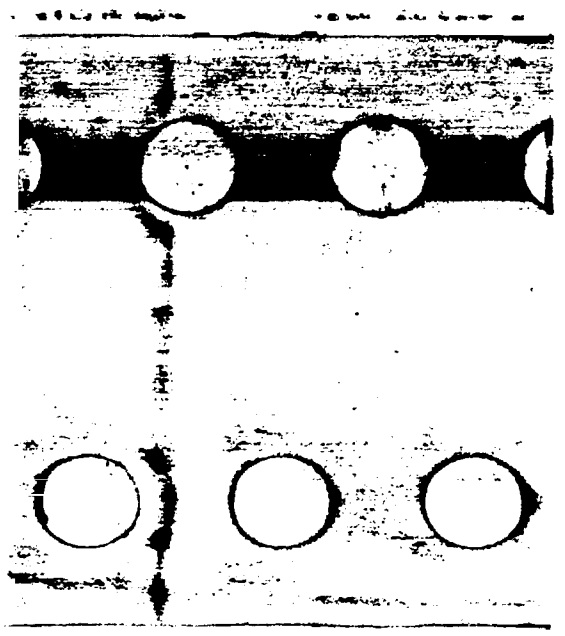
Ronnie Dee Oakes

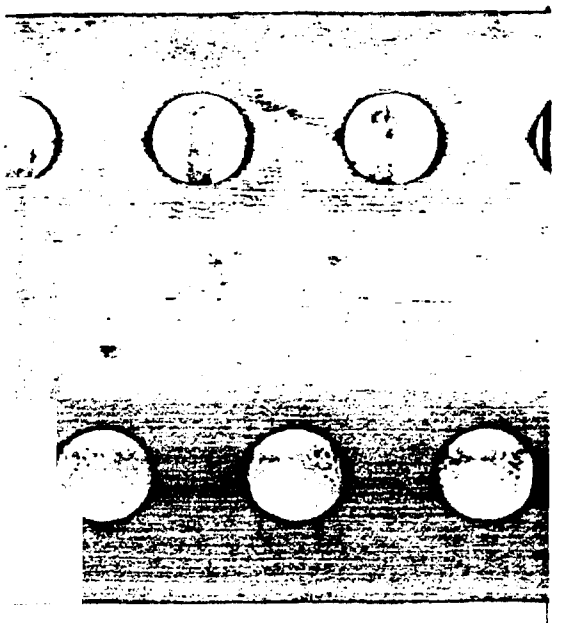
TO

Phillip A. Kemp and wife, Lisa M. Kemp

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7917 PAGE 74

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 42000.00
CUN TX 138.60
PRFEE 1.00
WDEED 6.00
TOTAL 145.60

CHECK 145.60
08/17/89 01 10:31 0001 6685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58639

IDENTIF. REFERENCE

AUG 17 10 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239949