STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Joel S. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 89

A. Clair Cisco
Notary Public

MY COMMISSION EXPIRES: 1/21/90

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME		ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO MORTGAGEE			MAP-PARCEL NUMBERS
JOEL S. DUNCAN		FIRST INVESTMENT COMPANY			MAP 112
(NAME)		(NAME)			
8517 Old Charlotte Pike		P. O. BOX 749			PARCEL
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Pegram, TN 37143		COLUMBUS, OH 43216			76.00
(CITY)	(STATE) (P.O. ZIP)	(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, SADIE R. PULLUM, now being SADIE R. TIBBS and husband, MARVIN L. TIBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL S. DUNCAN and wife, CYNTHIA J. DUNCAN

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.

A certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Smith, Engineers, dated July 1, 1965:

BEGINNING at a point in the center of Old Charlotte Pike, which is the N.W. corner of the tract conveyed to Joe A. Mann, Trustee, with full power to convey without the joinder of any beneficiary, by deed from Marguerite L. Railey Wesver, a widow, of record in Book 3795, page 469, Register's Office for Davidson County, Tennessee; thence North 75 deg. 45' E 152 feet to a point; thence North 82 deg. 30' E 238 feet to a point; thence South 17 deg. W 280 feet to a point; thence South 33 deg. W 460 feet to a point; thence North 88 deg. W 260 feet to a point; thence North 19 deg. E 607 feet to the point of beginning.

Being the same property conveyed to Sadie R. Pullum, unmarried, and Marvin L. Tibbs, as tenants in common by deed of record in Book 5055, page 584, Register's Office for Davidson County, Tennessee; the said Sadie R. Pullum and Marvin L. Tibbs having since married, now being Sadie R. Tibbs and husband, Marvin L. Tibbs.

5 9 9 6 8

IDENTIFICATION REFERENCE

AUG 23 10 32 AM '89

DAVIDSON COUNTY, TN

8299 08/23 0101 03CHECK 237.67

This is improved ( ) unimproved (XX) property, known as 8517 Old Charlotte Pike, Pegram, TN 37143
(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 heir 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 covey 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 our hand s this 21st day of August, 19 89

Marvin L. Tibbs
MARVIN L. TIBBS

Sadie R. Tibbs
SADIE R. TIBBS

BOOK 7920 PAGE 833

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 SADIE R. TIBBS and husband, MARVIN L. TIBBS

the bargainor s, 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 GOODLETTSVILLE, Tennessee, this 21st day of August, 19 89

Commission expires 1/21/90

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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

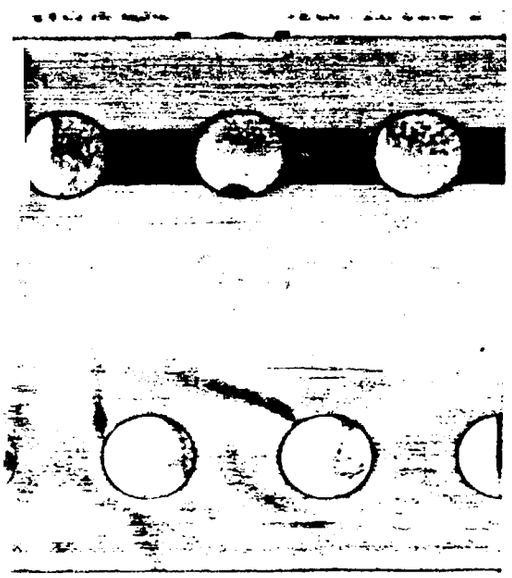
WARRANTY DEED

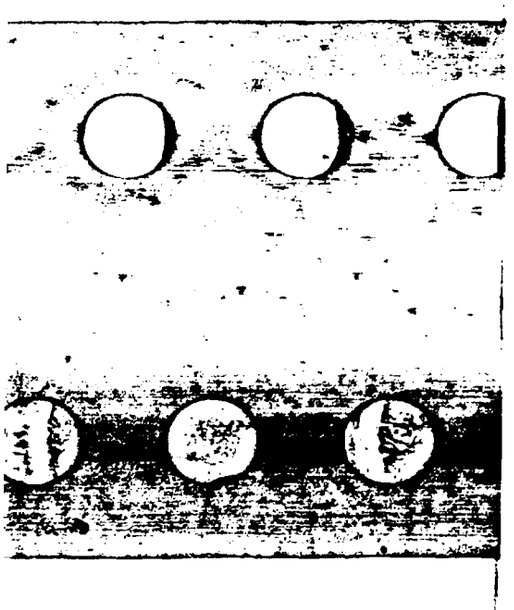
FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7920 PAGE 834

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 69900.00
CON TX 230.67
PRFEE 1.00
WDEED 6.00
TOTAL 237.67
CHECK 237.67

08/23/89 01 10:33 0001 8299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5996.0

IDENTIFI REFERENCE

AUG 23 10 32 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 241539