STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP PARCEL NUMBERS
BETTY J. HYNEK, UNMARRIED	FIRST INVESTMENT COMPANY	04D-90712
(NAME) 708-710 FRANKFORT DRIVE	(NAME) P.O. BOX 749	75-8-264
(STREET ADDRESS OR ROUTE NUMBER) HERMITAGE , TN 37076	(STREET ADDRESS) COLUMBUS, OHIO 43216	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, DANIEL A. HIXON, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY J. HYNEK, UNMARRIED

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. 587 ON THE PLAN OF TULIP GROVE, SECTION 13, OF RECORD IN PLAT BOOK 6050, PAGE 46, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANIEL A. HIXON, JR. BY QUITCLAIM DEED FROM B & D INVESTMENT BUILDERS, INC. OF RECORD IN BOOK 6520, PAGE 497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 6520, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $78,317.00, NOW PAYABLE TO FIRST INVESTMENT COMPANY, WHICH INDEBTEDNESS BETTY J. HYNEK, UNMARRIED HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

DORIS W. HIXON, SPOUSE OF DANIEL A. HIXON, JR., JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HER RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO BETTY J. HYNEK, UNMARRIED.

This is improved X property, known as 708-710 FRANKFORT DRIVE , HERMITAGE , TN , 37076
(unimproved) (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 1st day of September, 19 89

DANIEL A. HIXON, JR.: Daniel A. Hixon, Jr.

DORIS W. HIXON : Doris W. Hixon

STATE OF TENNESSEE
County of SUMNER

BOOK 7932 PAGE 790

Personally appeared before me, DANIEL A. HIXON, JR. AND WIFE DORIS W. HIXON

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

6.4 1:7.3

IDENTIFICATION REFERENCE

SEP 7 8 55 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2384 09/07 0101 03CHECK 269-35

WARRANTY DEED

FROM

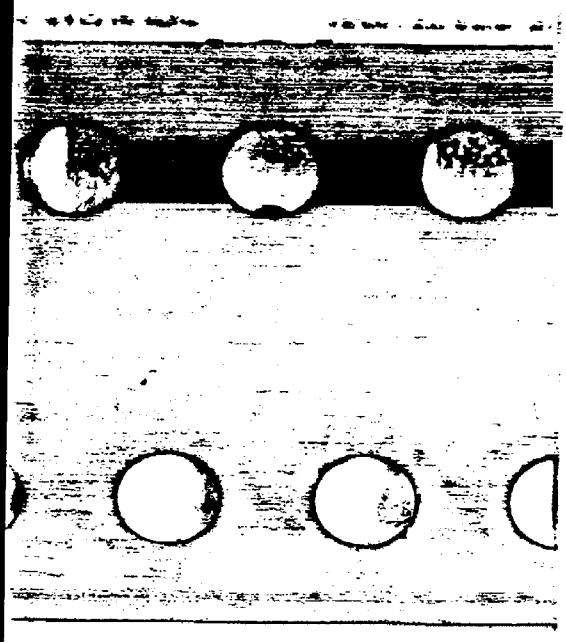
DANIEL A. HIXON, JR. AND WIFE,

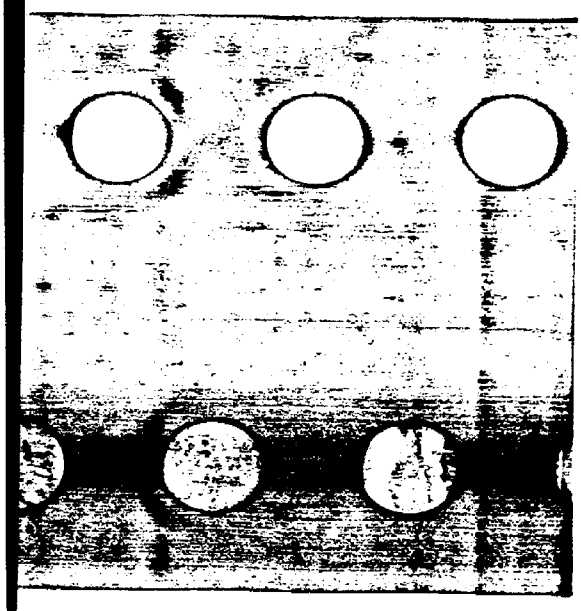
DORIS W. HIXON

TO

BETTY J. HYNEK, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7932 PAGE 791

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 79500.00
CON TX 262.35
PRFEE 1.00
WDEED 6.00
TOTAL 269.35
CHECK 269.35

09/07/89 01 08:56 0001 2384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4: 1: 7. 3.

IDENTIFICATION REFERENCE

SEP 7 8 55 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246404