box 8/ch

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
William H. Eagleson 704 45th Ave. North Nashville, TN 37209	First Investment Company 4300 East Broad Street Columbus, Ohio 43216	091-12 089 12W37080

WARRANTY DEED

BOOK 7965 PAGE 201

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Chester H. Smelser and wife, Pansy Jo Smelser hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William H. Eagleson hereinafter called the Grantee, Grantee's 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 Lots Nos. 81 and 83 of Block 58 on the plan of No. 1 Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 81 and 83 of Block 58, join together and fronts 50 feet on the easterly margin of 45th Avenue North (formerly 4th Street) and extend back between parallel lines 105.5 feet to an alley.

BEING the same property conveyed to Chester H. Smelser by deed from Steve Moore, unmarried, of record in Book 7506, page 738, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
Oct 20 2 39 PM '89
IDENTIF. TREFERENCE
75618

This is (~~an~~) improved property, known as 704 45th Ave. North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of October, 1989.

Pansy Jo Smelser
Pansy Jo Smelser

Chester H. Smelser
Chester H. Smelser

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of October, 1989, before me personally appeared Chester H. Smelser and wife, Pansy Jo Smelser, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7965 PAGE 202

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00.

William H. Eagleson
Affiant

Subscribed and sworn to before me, this the 20th day of October, 1989.

My Commission Expires: 9/26/92

Notary Public

JERRY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7638 10/20 0101 03CHECK 175.30

WARRANTY DEED

from:
Chester H. Smelser and wife, Pansy Jo Smelser

to:
William H. Eagleson

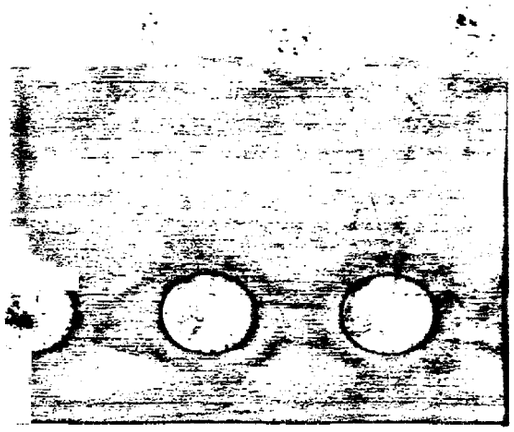
WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

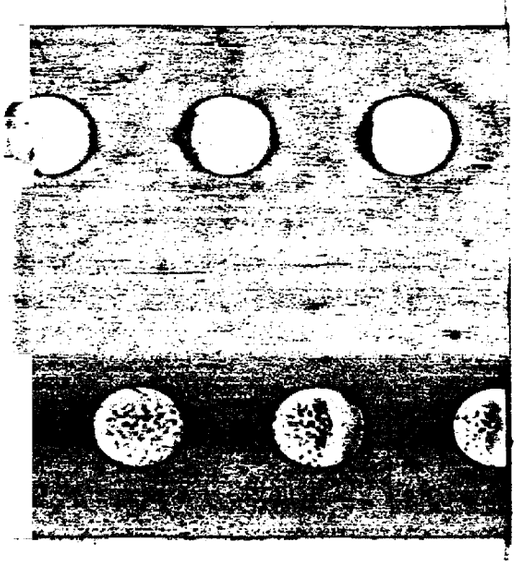
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7965 PAGE 203





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 51000.00
CON TX 168.30
PRFEE 1.00
WDEED 6.00
TOTAL 175.30
CHECK 175.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/20/89 01 14:40 0001 7638

75618

IDENTIF. REFERENCE

OCT 20 2 39 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259776