BOOK 7969 PAGE 871 FORM No WD-1

Box 53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Betty J. Klausmeier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF October, 19 89

A. Aaron Adams
Notary Public A. Aaron Adams

MY COMMISSION EXPIRES: January 21, 1990
(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
BETTY J. KLAUSMEIER (NAME)	FIRST INVESTMENT COMPANY (NAME)	MAP 119-06
76 Jay Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 749 (STREET ADDRESS)	PAR. 173
Nashville, TN 37210 (CITY) (STATE) (P O ZIP)	COLUMBUS, OH 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, JAMES R. MARTIN, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY J. KLAUSMEIER, an unmarried person

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. 11 on the Plan of Sterling Heights, Section Two which is of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 11 fronts 75 feet on the northerly side of Jay Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to James R. Martin and wife, Ida R. Martin, by deed of record in Book 1734, page 637, Register's Office for Davidson County, Tennessee. The said Ida R. Martin having sence died, the property now vest solely in James R. Martin.

7.7269

IDENTIF. TREFERENCE

Oct 27 2 23 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9593 10/27 0101 03CHECK 148.90

This is improved XX / unimproved ( ) property, known as 76 Jay Street, Nashville, TN 37210
(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 my hand this 26th day of October, 19 89

James R. Martin
JAMES R. MARTIN

BOOK 7969 PAGE 872

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 JAMES R. MARTIN, an unmarried person

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 26th day of October 19 89

Commission expires January 21, 1990

A. Aaron Adams
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

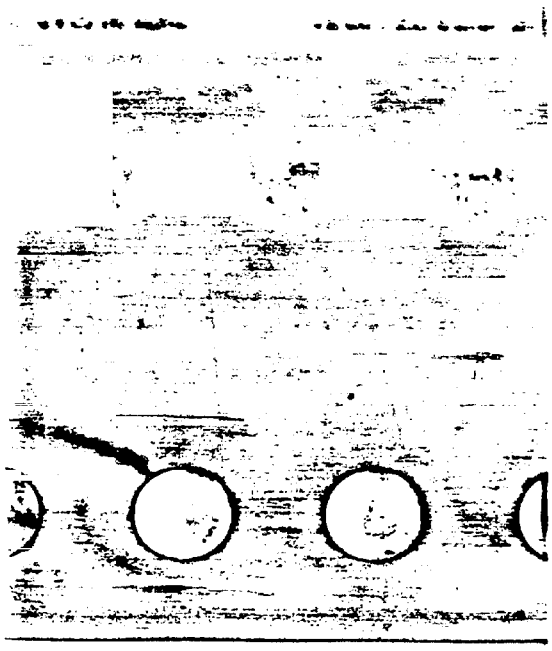
WARRANTY DEED

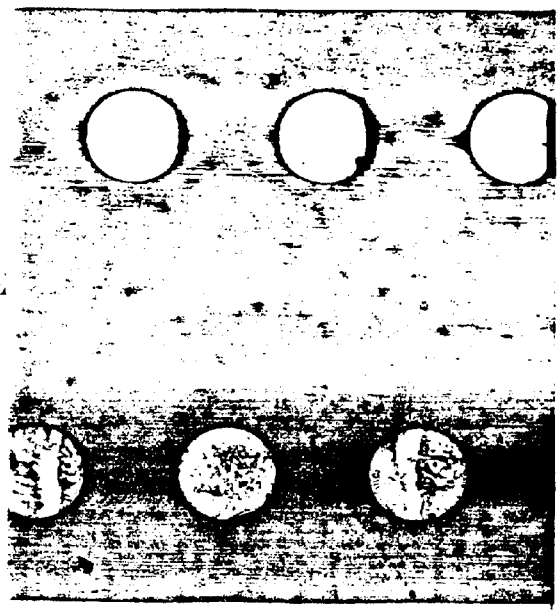
FROM

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 7969 PAGE 873

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 43000.00
CON TX 141.90
PRFEE 1.00
WDEED 6.00
TOTAL 148.90
CHECK 148.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/27/89 01 14:25 0001 9593

77269

IDENTIF. TREFERENCE

OCT 27 2 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261702