File 1

BOOK 7997 PAGE 500 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,760.65

x _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: October 2, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Steven Brown (NAME)	First Investment Company (NAME)	072-11-0
1902 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 749 (STREET ADDRESS)	388.00
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43216 (CITY) (STATE) (ZIP)	15DZ 10845

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, Jacques F. Degraauw and wife, Laura Hailey Degraauw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Brown and wife, Mary Brown

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. 199 on the Map of Waters Place of record in Plat Book 332, Page 136 and 137, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jacques F. Degraauw, Jr. and Laura Hailey by deed of record in Book 7266, Page 639, Register's Office for Davidson County, Tennessee.

The said Laura Hailey and Laura Hailey Degraauw being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First Investment Company of record in Book 7266, Page 642, said Register's Office with a present unpaid balance of approximately $34,760.65, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

unimproved ( )
This is improved (XX) property, known as 1902 Riverside Drive, Nashville, TN 37216
(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 our hand s this 1st day of December, 19 89

Jacques F. Degraauw — Laura Hailey Degraauw

Jacques F. Degraauw Laura Hailey Degraauw

STATE OF TENNESSEE
Davidson County

BOOK 7997 PAGE 501

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacques F. Degraauw and wife, Laura Hailey Degraauw

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 Antioch, Tennessee, this 1st day of December, 19 89.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Jacques F. Degraauw and wife, Laura Hailey Degraauw

TO
Steven Brown and wife, Mary Brown

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

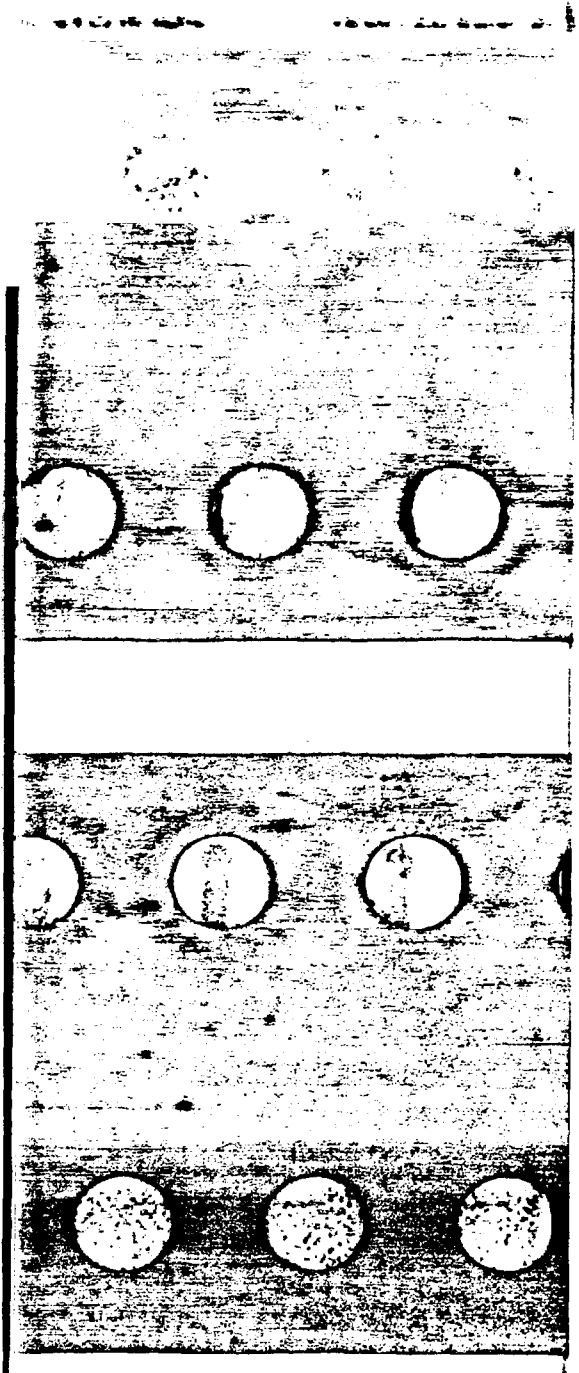
IDENTIF. REFERENCE

DEC 4 | 36 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

8 6 6 9 3

1455 12/04 0101 03CHECK 128.44



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7997 PAGE 502

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	36760.65
CON TX	121.44
PRFEE	1.00
WDEED	6.00
TOTAL	128.44
CHECK	128.44

12/04/89 01 13:33 0001 1455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86693

IDENTIF. TREFERENCE

Dec 4 1 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 272668