FORM NO WD-1

File # 25668

BOOK 8037 PAGE 891

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$86,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 89

Notary Public

MY COMMISSION EXPIRES: 3-11-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRAD DUNN (NAME)	First Investment Company (NAME)	MAP 146-16
5105 Stallworth Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad Street (STREET ADDRESS)	PARCEL 226
Nashville, TN. 37220 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43213 (CITY) (STATE) (ZIP)	6DU-37950

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, ELAM R. NIXON and wife, MYRTLE MOORE NIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRAD DUNN and wife, MELANIE B. DUNN

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. 147 on the Plan of Brentwood Hall Subdivision, Section 6, recorded in Book 2331, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Elam R. Nixon and wife, Myrtle Moore Nixon by deed from Leroy A. Harvey and wife, Grace S. Harvey recorded in Book 4250, Page 274, Register's Office for Davidson County, Tennessee.

00951

IDENTIF. TREFERENCE

FEB 1 3 08 PM '90

FELIX Z. REGISTER
DAVIDSON COUNTY TN.

9450 02/01 0101 03CHECK 291.13

unimproved
This is improved X property, known as 5105 Stallworth Drive, Nashville, TN. 37220
(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 tneir hand s this 29th day of December, 19 89

Elam R. Nixon by Frances Taylor, attorney in fact
ELAM R. NIXON

Myrtle Moore Nixon by Frances Taylor, conservator
MYRTLE MOORE NIXON

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 89.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Frances Taylor

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 conservator of the property of Myrtle Moore Nixon by order of the Probate Court Of Davidson County, Docket No. 93442 a corporation, and that she as such conservator, executed the foregoing instrument for the purpose therein contained, by signing the name of the Myrtle Moore Nixon corporation by himself as conservator

Witness my hand and official seal at Nashville, Tennessee, this 29th day of december, 19 89.

_____ Notary Public

Commission Expires 3/11/91

WARRANTY DEED

FROM
ELAM R. NIXON
MYRTLE MOORE NIXON

TO
BRAD DUNN
MELANIE B. DUNN

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

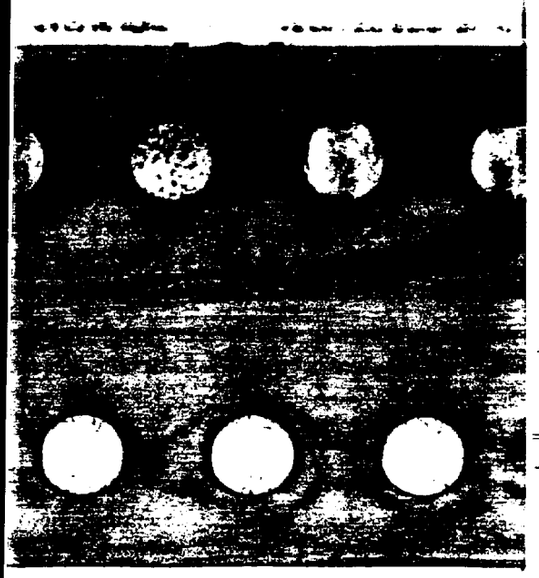
On this the 29TH day of December, 1989, before me personally appeared Frances Taylor to me known to be the person who executed the foregoing instrument in behalf of Elam R. Nixon and wife, Myrtle Moore Nixon, as his Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said Elam R. Nixon and wife, Myrtle Moore Nixon.

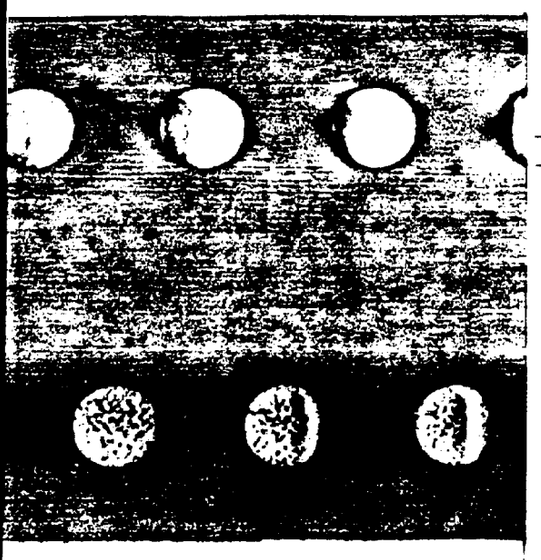
Witness my hand and official seal at Nashville, Tennessee, this the 29TH day of December, 1989.

_____
Notary Public

My Commission Expires:

3-11-91





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

RECEIVED OF _____

FOR _____ BOOK 8037 PAGE 893

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86100.00
CON TX 284.13
PRFEE 1.00
WDEED 6.00
TOTAL 291.13
CHECK 291.13

02/01/90 01 15:05 0001 9450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00951

IDENTIF. TREFERENCE

FEB 1 3 08 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 289490

NASHVILLE BUSINESS FORMS, INC.