This instrument prepared by Ralph Z. Levy, Jr., Wyatt, Tarrant, Combs, Gilbert & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

BOOK 8038 PAGE 419

Address New Owner(s)	Send Tax Bills To	Map-Parcel
David & Brenda Garza 431 Cathy Jo Circle Nashville, TN 37211	First Investment Co. P.O. Box 749 Columbus, Ohio 43216	Map 133-8 Par. 188

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of certain indebtedness to First Investment Company secured by a deed of trust of record in Book 6986, page 730, Register's Office for Davidson County, Tennessee, Valley View Terrace Associates, Ltd., a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David Garza and wife, Brenda Garza, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 13B of the Zone Lot Division of Lot Nos. 6, 7 and 10 through 20, Phase 1, Valley View Terrace, of record in Plat Book 5200, page 531, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to Valley View Terrace Associates, Ltd., a Tennessee limited partnership, by quitclaim deed from Irwin Hodes of record in Book 7036, page 105, Register's Office for said county.

This is improved property known as 431 Cathy Jo Circle, Nashville, Tennessee 37211.

This conveyance is subject to restrictive covenants contained in instruments of record in Book 2907, page 605; Book 3852, page 562; Book 5173, page 550; Book 5323, page 310; Book 5733, page 375; and Book 6057, page 950, all said Register's Office; and to minimum building setback lines and an easement for public utility and drainage purposes as set forth in the owner's certificate contained in a plan of record in Book 5200, page 531, amending Book 5200, page 77, said Register's Office.

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 hands this the 31st day of January, 1990.

VALLEY VIEW TERRACE
ASSOCIATES, LTD.

BY: _____
Ralph Z. Levy, Jr.
General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said county and state, the within named Ralph Z. Levy, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he, as General Partner of Valley View Terrace Associates, Ltd., a Tennessee limited partnership, executed the within instrument as such General Partner for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1990.

Susanne C. Pugh
NOTARY PUBLIC

Commission Expires:
1-9-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Seven Thousand Nine Hundred Ninety-Five and no/100 ($37,995.00) Dollars.

DAVID GARZA
AFFIANT

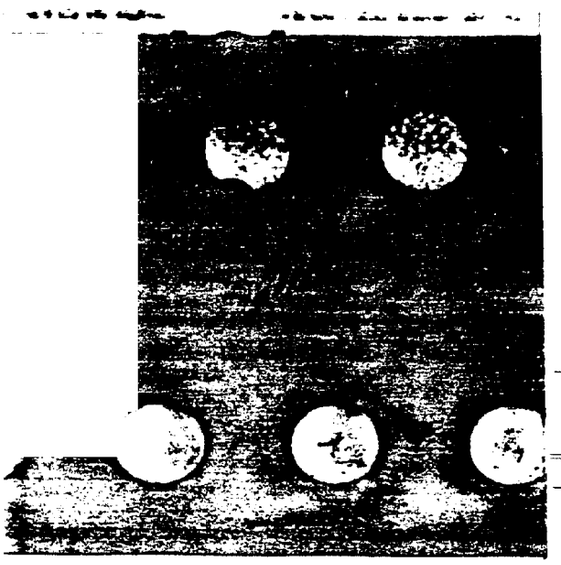
Subscribed and sworn to before me, this the 1st day of February, 1990.

NOTARY PUBLIC

Commission expires:
3-3-92

(f:\ast\garza.ded)

RECEIVED
FEB 2 9 32 AM '90
FELIX Z. DAVIDSON COUNTY TN.
IDENTIF. TREFERENCE
01094



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

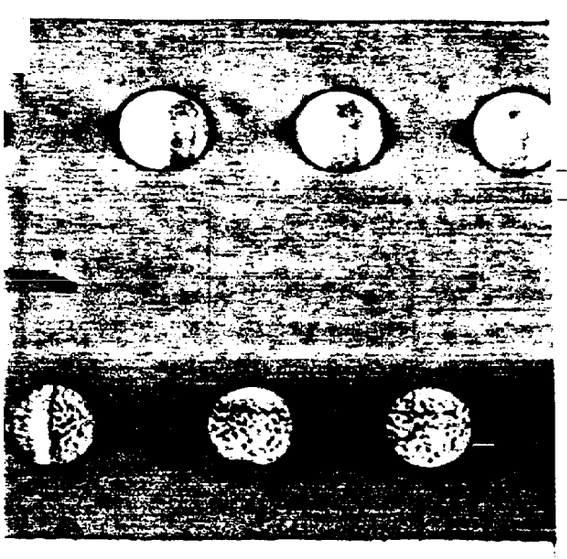
RECEIVED OF _____

FOR _____

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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 37995.00
				CON TX 125.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 132.40
				CHECK 132.40
			02/02/90 01	09:37 0001 9619



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01094

INDEXING REFERENCE

FEB 2 9 32 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 289656