Please Mail Back To:
Doak & Holland
Hermitage Professional Mall
105 Bonnabrook Dr. Suite 207
Hermitage Tn 37076

File # 6017
Loan # 57429-445

BOOK 8105 PAGE 463 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$88,250.36 Ruby L. Judkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF May 1990

Debra L. Randall
Notary Public

MY COMMISSION EXPIRES: 5-8-93
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOAK & HOLLAND, Attorneys, 105 Bonnabrook Drive, Suite 207, Hermitage, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Nivens, et ux (NAME)	First Investment Company (NAME)	42-13/74
218 Foxboro Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Columbus, OH 43216-0749 (CITY) (STATE) (ZIP)	

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, CHRIS W. JUDKINS and wife, SUZANNA M. JUDKINS, and RUBY L. JUDKINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE NIVENS and wife, ELSIE LEE NIVENS,

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. 33 on the Plan of Hedgewood Hills, Section Two, as of record in Plat Book 3700, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more detailed description.

BEING the same property conveyed to Chris W. Judkins and wife, Suzanna M. Judkins, and Ruby L. Judkins, joint tenants with right of survivorship, by deed from Cornell M. Seigenthaler, a widow, of record in Book 7168, Page 82, Register's Office for Davidson County, Tennessee.

GRANTEES assume and agree to pay the unpaid prinicipal balance of the promissory note securing that certain Deed of Trust executed by Chris W. Judkins and wife, Suzanna M. Judkins, and securing First Investment Company, dated 3-11-87, and recorded in Book 7168, Page 85, Register's Office for Davidson County, Tennessee.

DAVIDSON COUNTY, TN
MAY 9 8 33 AM '90
IDENTIFICATION REFERENCE
24994

unimproved ( ) This is improved (X) property, known as 218 Foxboro Drive, Madison, Tennessee 37115
(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 hands this 2nd day of May, 1990

Chris W. Judkins
CHRIS W. JUDKINS

Ruby L. Judkins
RUBY L. JUDKINS

Suzanna M. Judkins
SUZANNA M. JUDKINS

BOOK 8105 PAGE 464

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRIS W. JUDKINS and wife, SUZANNA M. JUDKINS, ~~and RUBY L. JUDKINS,~~

the bargainors, 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 ~~Nashville~~ Riverwood, Passaic County, New Jersey, ~~Tennessee,~~ this 2nd day of May, 1990.

Thomas E. Shaughnessy
Notary Public

Commission Expires: THOMAS E. SHAUGHNESSY NOTARY PUBLIC OF NEW JERSEY My Commission Expires Sept. 9, 1992

~~STATE OF TENNESSEE~~

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUBY L. JUDKINS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 1990.

Commission Expires: 5-8-91

Debra A. Randall
NOTARY PUBLIC

WARRANTY DEED

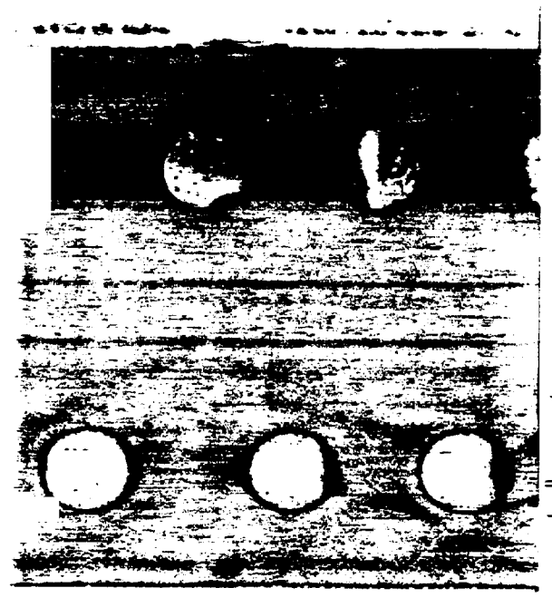
FROM
CHRIS W. JUDKINS and wife, SUZANNA M. JUDKINS, and RUBY L. JUDKINS

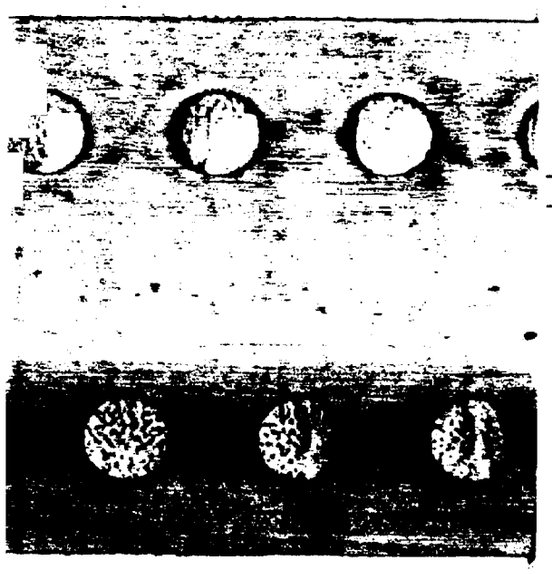
TO
WAYNE NIVENS and wife, ELSIE LEE NIVENS

PLEASE MAIL BACK TO:
DOAK & HOLLAND, ATTORNEYS
105 Bonnabrook Drive, Suite 207
Hermitage, Tennessee 37076
(615) 889-1112

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1052 05/09 0101 02CHECK 298.22





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

RECEIVED OF _____

FOR _____

BOOK 8105 PAGE 465

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 88250.36
CON TX 291.22
PRFEE 1.00
WDEED 6.00
TOTAL 298.22
CHECK 298.22

05/09/90 01 08:34 0001 0052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24994

IDENTIFICATION REFERENCE

MAY 9 8 33 AM '90

FELIX Z. WILSON, II REGR.
DAVIDSON COUNTY, TN

No. 317522