THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ROBERT BOYD ET UX
ANNIE SUE BOYD
925 MALQUIN DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 61-3
PARCEL 139

SEND TAX BILLS TO:

FIRST INVESTMENT COMPANY
P.O. BOX 749
COLUMBUS, OHIO 43216-0749

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00, THIS 6TH DAY OF JUNE, 1990.

Robert Boyd
AFFIANT

Subscribed and sworn to me, this the 6TH day of JUNE, 1990.

Denise C. Allio
Notary Public
My commission expires: 5-11-92

3248.1

IDENTIFICATION REFERENCE

JUN 8 10 00 AM '90

DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, NANCY S. SUTTON, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT BOYD ET UX, ANNIE SUE BOYD, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 925 MALQUIN DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

ROGER C. SUTTON, husband of NANCY S. SUTTON, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property herein described, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 6TH day of JUNE, 1990.

Nancy S Sutton
NANCY S. SUTTON

ROGER C. SUTTON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY S. SUTTON ET VIR, ROGER C. SUTTON, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6TH day of JUNE, 1990.

Denise C. Allis
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 Block "K" on the Map of Broadmoor Section No. 2 of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

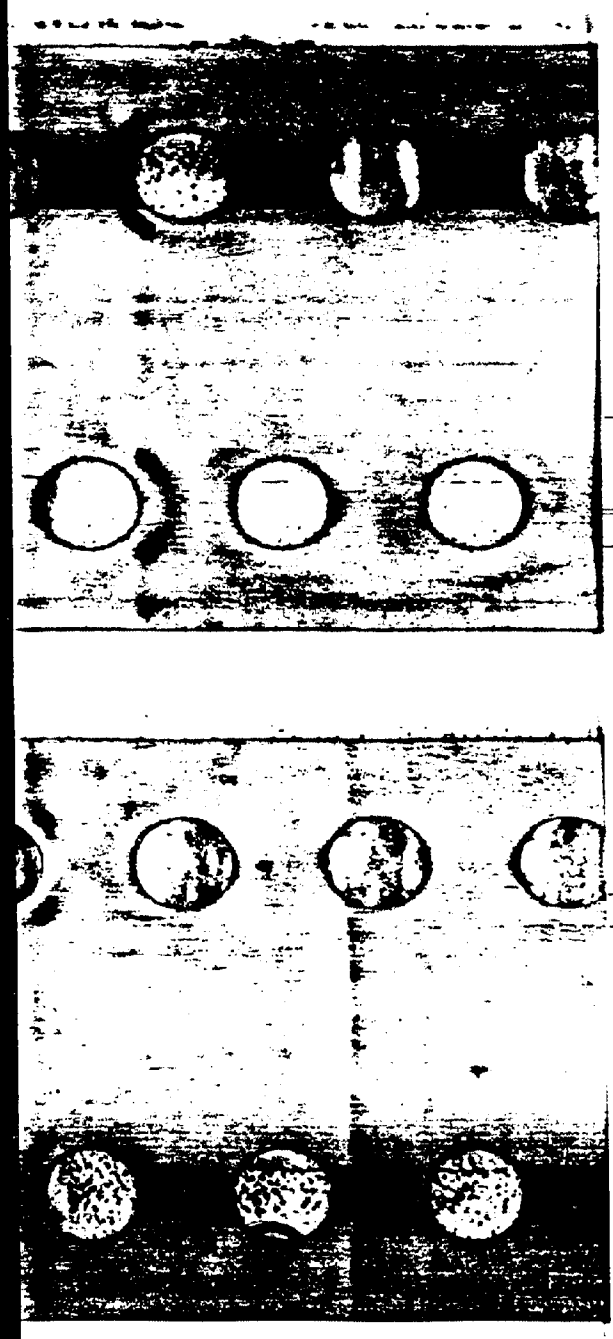
Said Lot Fronts 50 feet on the north side of Malquin Drive and runs back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to Nancy S. Sutton, a married woman, by Warranty Deed from Raymond Denis Duke, Sr., et ux, Sonja Dale Duke, of record in Book 8092, page 144, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 8127 PAGE 33

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 64000.00
CON TX 211.20
PRFEE 1.00
WDEED 9.00
TOTAL 221.20
CHECK 221.20

06/08/90 01 10:04 0001 8685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3248.1

IDENTIFICATION REFERENCE

JUN 8 10 04 AM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 326359