STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,772.59

Richard A. Juszak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 19 90

W.K.
Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES: December 29, 1990

(AFFIX SEAL)

GEORGAS JR. NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD A. JUSZAK	FIRST INVESTMENT COMPANY	87-13-10
(NAME) 4436-4438 GINA BROOK DR.	(NAME) 4300 EAST BROAD STREET	4D-12971
(STREET ADDRESS OR ROUTE NUMBER) HERMITAGE , TN 37076	(STREET ADDRESS) COLUMBUS, OHIO 43216-0749	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, RICKY LEE PHELPS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. JUSZAK AND WIFE, SUSAN B. JUSZAK

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. 162 ON THE PLAN OF GINA HALL, OF RECORD IN PLAT BOOK 5800, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICKY LEE PHELPS, UNMARRIED BY DEED OF RECORD IN BOOK 8185, PAGE 497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 6069, PAGE 685, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $55,800.00, NOW PAYABLE TO FIRST INVESTMENT COMPANY, WHICH INDEBTEDNESS RICHARD A. JUSZAK AND WIFE, SUSAN B. JUSZAK HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF RICKY LEE PHELPS, UNMARRIED WHICH IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

THE AFFIDAVIT OF ATTORNEY-IN-FACT IS ATTACHED HERETO AND MADE A PART HEREOF.

This is improved X property, known as 4436-4438 GINA BROOK DR. , HERMITAGE , TN , 37076
(unimproved) (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 my hand this 14th day of September, 19 90

Ricky Lee Phelps
RICKY LEE PHELPS, UNMARRIED:
BY: HENNING JORGENSEN HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, HENNING JORGENSEN in his capacity as Attorney-In-Fact for RICKY LEE PHELPS, UNMARRIED

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of SEPTEMBER 19 90

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

W. K. GEORGAS JR. NOTARY PUBLIC LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
RICKY LEE PHELPS, UNMARRIED

TO
RICHARD A. JUSZAK AND WIFE,
SUSAN B. JUSZAK

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

AFFIDAVIT
OF
ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY

FOR RICKY LEE PHELPS

STATE OF TENNESSEE

0464 09/20 0101 03CHECK 187.54

COUNTY OF SUMNER

THE undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a Certified True Copy of this Affidavit, is attached by exhibit thereto was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by the said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death, disability or incapacity.

FURTHER THE AFFIANT SAITH NOT:

WITNESS my hand on this the 14th day of September, 1990, at HENDERSONVILLE, Tennessee.

HENNING JORGENSEN

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF September, 1990.

W.K. GEORGAS, JR., NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 29, 1990

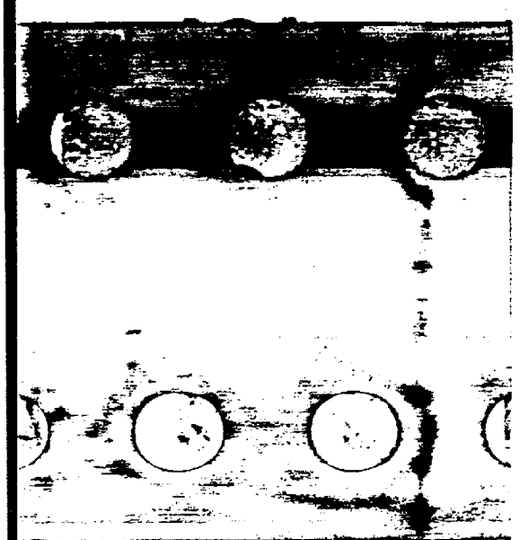
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

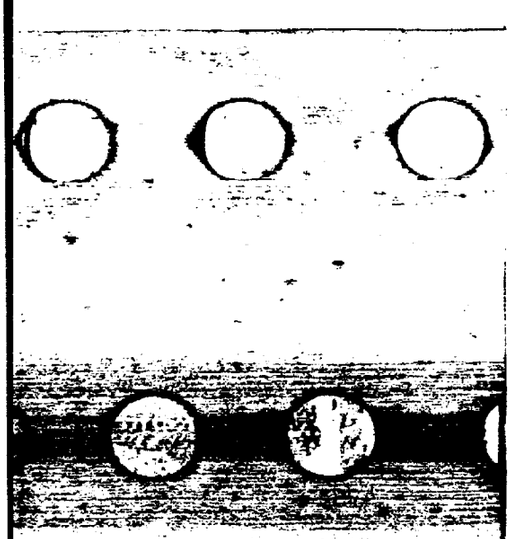
58676

IDENTIFICATION REFERENCE

SEP 20 9 33 AM '90

FILED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8199 PAGE 643

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 53772.59
				CON TX 177.54
				PRFEE 1.00
				WDEED 9.00
				TOTAL 187.54
				CHECK 187.54
			09/20/90 01	09:38 0001 0464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 6 7 6

IDENTIFICATION REFERENCE

SEP 20 9 34 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 357090