This Instrument Prepared By: Mail
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8232 PAGE 755

ADDRESS NEW OWNER:
Clarence J. R. Sampson and Jacquline Sampson
4665 Forest Ridge Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 East Broad Street
Columbus, Ohio 43216-0749

MAP AND PARCEL:
MAP 87-9
GROUP
PARCEL 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Patrick C. Meagher and wife, Lucile G. Meagher, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clarence J. R. Sampson and wife, Jacquline Sampson, 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:

> Being Lot No. 182 on the Plan of Valley Grove, Section 9, of record in Plat Book 5200, page 605, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patrick C. Meagher and wife, Lucile G. Meagher by deed from James J. Sweeney, Jr. dated August 2, 1984, as of record in Book 6355, page 869, Register's Office for Davidson County, Tennessee.

This is improved property known as 4665-4667 Forest Ridge Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 9, said Register's Office.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness owed to First Investment Company. The escrow account as it relates to this property is transferred to Grantees. Taxes for 1990 have been settled between the parties in escrow, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence J. R. Sampson and wife, Jacquline Sampson, their heirs and assigns, forever; and we, Patrick C. Meagher and wife, Lucile G. Meagher, 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 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 5th day of November, 1990.

Patrick C. Meagher

Patrick C. Meagher

Lucile G. Meagher

Lucile G. Meagher

STATE OF TENNESSEE)
COUNTY OF WILSON)

5021 11/07 0101 03CHECK 207.64

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patrick C. Meagher and wife, Lucile G. Meagher, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 5th day of November, 1990.

Patricia M. Durin

NOTARY PUBLIC

PATRICIA D. QUIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 60,778.96.

Jacquline Sampson

AFFIANT

Subscribed and sworn to before me
this 5th day of November, 1990.

Patricia M. Durin

NOTARY PUBLIC
My Commission Expires: March 13, 1993

PATRICIA D. QUIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. TREFERENCE

70643

Nov 7 9 20 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8232 PAGE 757

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 60778.96
CON TX 200.64
PRFEE 1.00
WDEED 6.00
TOTAL 207.64
CHECK 207.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/07/90 01 09:20 0001 5021

70643

IDENTIF. REFERENCE

NOV 7 9 20 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371079