This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

WARRANTY DEED

BOOK 8235 PAGE 349

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
April Lynette Posey	First Investment Company	072-12-0 027.00
(NAME)	(NAME)	
1720 Hanover Road	4300 E. Broad Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Columbus, Ohio 43213	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100???($10.00)???????????????????????????????? *Dollars.*

Cash in hand paid by April Lynette Posey, a married person and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Arthur E. Ballard and wife, Irene C. Ballard

have this day bargained and sold, and do hereby transfer and convey unto the said April Lynette Posey, a married person

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 80 fronts 50.0 feet on the southerly margin of Hanover Avenue and runs back between lines, measuring 150.0 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Arthur E. Ballard and wife, Irene C. Ballard, as tenants by the the entirety by deed from Richard E. Lipsey, Trustee of record in Book 6422, page 428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Taxes, 2) All restrictions of record, 3) All matters appearing on the plan of record in Book 332, pages 136 and 137, 4) All easements of record, 5) All visible easements, 6) All applicable governmental and zoning regulations.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Affiant

Subscribed and sworn to before me this the 31st *day of* October *19*90

Notary Public Judy A. Lehman

My Commission expires: 5/19/91 *(Affix Seal)*

This is improved (X) unimproved ( ) property, known as 1720 Hanover Road Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st *day of* October *, 19* 90 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Arthur E Ballard
Arthur E. Ballard

Irene C Ballard
Irene C. Ballard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Arthur E. Ballard and wife, Irene C. Ballard

the within named bargainor (s), *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 Brentwood, *Tennessee, this* 31st *day of* October, *19* 90

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____
Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____
Notary Public

My Commission Expires _____.

7.15 7.9

IDENTIF. REFERENCE

NOV 12 9 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999

6105 11/12 0101 03CHECK 97.75

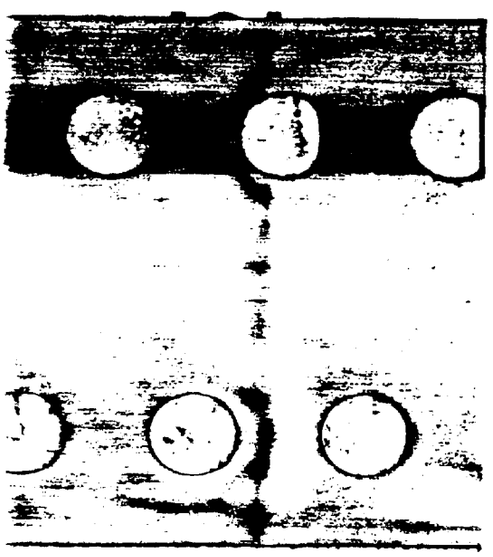
WARRANTY DEED

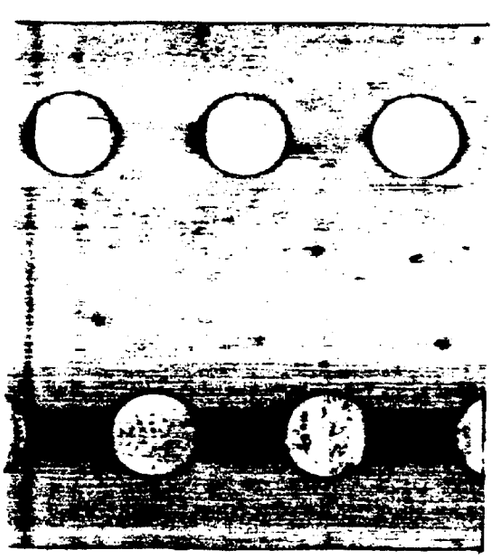
FROM
Arthur E. Ballard and wife,
Irene C. Ballard

TO
April Lynette Posey, a married person

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 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	27500.00
CON TX	90.75
PRFEE	1.00
MDEED	6.00
TOTAL	97.75
CHECK	97.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/12/90 01 09:23 0001 6105

7.1:57.9

IDENTIF. REFERENCE

NOV 12 9 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372149