RETURN TO: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY: LOUIS W. OLIVER, III, Attorney-at-Law
P. O. Box 1616, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

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6665 12/06 0101 03CHECK 254.50

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
EMIE ELIZABETH BALSLEY 23 Rolling Meadows Drive Goodlettsville, TN 37072	FIRST INVESTMENT COMPANY P. O. BOX 749 COLUMBUS, OH 43216-0749	33-4-A 23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRY L. MAYO and wife, PATRICIA B. MAYO, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said EMIE ELIZABETH BALSLEY, unmarried, hereinafter referred to as Grantee(s), her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. 23 as shown on the Plat of Rolling Meadows, Phase I, Section IIA, of record in BooK 6250, page 964, Register's office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, as amended in Book 6966, page 497, said Register's Office.

Being the same property conveyed to Terry L. Mayo and wife, Patricia B. Mayo, by Deed from Corson Development, Inc., of record in Book 7016, page 838, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 23 Rolling Meadows Drive, Goodlettsville, Tennessee 37072.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Townhomes Association, of record in Book 6593, page 194, and its attendant By-Laws, as amended in Book 6966, page 497, in said Register's Office; and by the terms and conditions of a certain Deed of Trust Note secured by a Deed of Trust in the aforedescribed real property of record in Book 7016, page 841, Register's Office for Davidson County, Tennessee, which Grantees agree to assume and pay and abide by all terms and conditions contained therein.

Further, this conveyance is given subject to:

a. Current years property taxes; and

b. The terms and conditions of the above Declaration and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey, and the first priority Deed of Trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said TERRY L. MAYO AND WIFE, PATRICIA B. MAYO, 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, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said EMIE ELIZABETH BALSLEY, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 4th day of December, 1990.

TERRY L. MAYO

PATRICIA B. MAYO

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me,
this 4th day of December, 1990.

NOTARY PUBLIC

My Commission Expires: March 26, 1994

IDENTIF. TREFERENCE

DEC 6 9 43 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

74699

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared TERRY L. MAYO and wife, PATRICIA B. MAYO, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 4th day of December, 1990.

NOTARY PUBLIC

My Commission Expires: 7-28-92

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 75000.00
CON TX 247.50
PRFEE 1.00
MDEED 6.00
TOTAL 254.50
CHECK 254.50

12/06/90 01 09:42 0001 6665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77499

IDENTIF. REFERENCE

DEC 6 9 43 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 379129