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BOX 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,885.93

J. Russell Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
J. Russell Morgan	First Investment Company	Map 87-13
(NAME) 1005 Covington Dr.	(NAME) P. O. Box 749	Parcel 7
(STREET ADDRESS OR ROUTE NUMBER) Hermitage TN. 37076	(STREET ADDRESS) Columbus, OH 43216	
(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, Ralph M. Kelton, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Russell Morgan and wife, Brenda F. Morgan

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. 138 on the Plan of Valley Brooke Subdivision, of record in Book 5800, page 74, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph M. Kelton, Jr. by deed from James A. Jackson and wife, Carolyn Jackson of record in Book 7418, page 922, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Restrictive Covenants of record in Book 5903, page 668 and the Plan of record in Book 5800, page 74, Register's Office for Davidson County, Tennessee.

The Grantees hereby assume the payment of a Note and Deed of Trust in favor of First Investment Company of record in Book 7049, page 820, Register's Office for Davidson County, Tennessee. Grantees to assume the escrow funds from the Grantors held by First Investment Company.

This property is not the primary residence of Ralph M. Kelton, Jr.

unimproved ( )
This is improved (XXX) property, known as 4437-4439 Gina Brooke Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 5th day of April, 19 91

Ralph M. Kelton, Jr.

STATE OF TENNESSEE
County of DAVIDSON

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Personally appeared before me, Ralph M. Kelton, Jr.

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 5th day of April, 19 91

Commission expires 11-27-93

Notary Public

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, and who further acknowledged that he is the _____ 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 _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

Ralph M. Kelton, Jr.

TO

J. Russell Morgan and wife,

Brenda F. Morgan

Prepared by:
Settles, Combos, Barrett & Sidwell, P.C.
315 Deaderick Street, Suite 1465
Nashville, TN 37238-1465

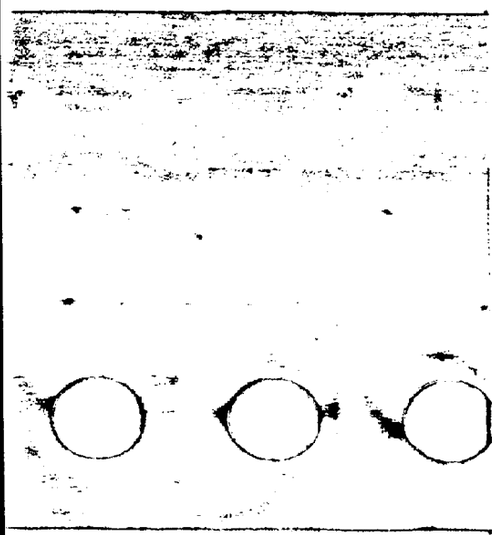
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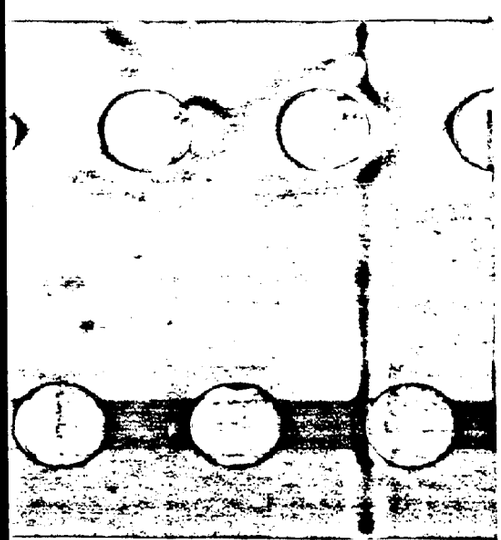
IDENTIF. REFERENCE

APR 8 2 20 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

3088 04/08 0101 DEDHECK 194.77





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 56885.93
CON TX 187.77
PRFEE 1.00
WDEED 6.00
TOTAL 194.77
CHECK 194.77

04/08/91 01 14:19 0001 3088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05134

IDENTIF. TREFERENCE

APR 8 2 20 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 411169