01 X08

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,382.50

Byron Dub Givens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Byron Dub Givens et ux (NAME)	First Investment Co. Mortgage (NAME)	14D11300
6964 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 749, 4300 E. Broad St. (STREET ADDRESS)	039-00-0-124.00
Whites Creeks, TN 37189 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43216 (CITY) (STATE) (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, Robert D. Johnson and wife, L. Larraine Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron Dub Givens and wife, Beth Givens

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:

TRACT I: Beginning in the southerly margin of Old Hickory Boulevard at the most northerly northwest corner of the property conveyed to Paul E. Stewart and wife by deed from Nellie Marie Taylor, recorded in Book 5078 at page 320, in the Register's Office for said County; thence with the westerly and northerly lines of said Stewarts property S 22 deg. 40' W 272.5 feet and N 73 deg. W 70 feet, more or less, respectively; thence N 19 deg. 30' E 15 feet, more or less, to the easterly terminus of the call "...S 71½ deg E 137 feet..." in the deed whereby 16.31 acres, more or less, hereinafter referred to as said 16.31 acre tract, was conveyed to Charles Roland Jones and wife by deed from C. B. Jones and wife, recorded in Book 2153, at page 356, in said Register's Office; thence with an easterly line of said 16.31 acre tract, N 19 deg. 30' E 272 feet to the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard S 59 deg. E 86 feet to the point of beginning.

TRACT II: Beginning at the southwest corner of Tract I hereinbefore described; thence with a northerly line of said Stewart's property N 73 deg. W 110 feet, more or less, to an easterly line of that certain 16.42 acres, more or less, hereinafter referred to as said 16.42 acre tract, which was conveyed to E. B. Smith by deed from George J. Spain and wife, recorded in Book 3218, page 575, in said Register's Office; thence with said easterly line of said 16.42 acre tract N 2 deg. 30' E 15 feet, more or less, to a southerly line of said 16.31 acre tract; thence with said southerly line of said 16.31 acre tract S 73 deg. E, erroneously referred to in prior deeds as N 73 deg. E 115 feet, more or less, to the westerly line of Tract I hereinbefore described; thence with the westerly line of Tract I hereinbefore described; thence with the westerly line of Tract I hereinbefore described S 19 deg. 30' W 15 feet, more or less, to the point of beginning. * * SEE BACK

unimproved ( )
This is improved (x) property, known as 6964 Old Hickory Blvd., Whites Creek, TN 37189
(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 our hand S this 30th day of April, 19 91

Robert D. Johnson L. Larraine Johnson

BK/PGS

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Robert D. Johnson and wife, L. Larraine Johnson

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 purpose therein contained.

WITNESS my hand, at office, this 30th day of April, 19 91.

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:
7-30-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Robert D. Johnson and wife

L. Larraine Johnson

TO

Byron Dub Givens and wife,

Beth Givens

IDENTIF. TRFERENCE

135 95

May 10 1 PM '91

1210 05/10 010 CK 170.02

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

* BEING the same property conveyed to Robert D. Johnson and wife, L. Larraine Johnson by deed
* from Alton L. Whittemore and wife, Linda Whittemore, of record in Book 7770, page 915, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7770, page 918, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.



OFFICIAL RECEIPT

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

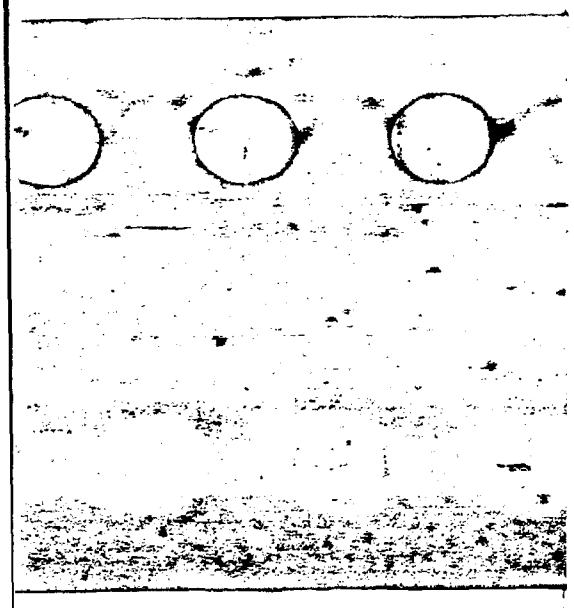
RECEIVED OF _____

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	49382.50
CON TX	163.02
PRFEE	1.00
WDEED	6.00
TOTAL	170.02
CHECK	170.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/10/91 01 13:51 0001 1210

13595

IDENTIF. REFERENCE

MAY 10 1 51 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 420838