THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219

Box 36

WARRANTY DEED

BOOK 8351 PAGE 603

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
173-01-0135.00	Ghana Partners P.O. Box 70036 Nashville, TN. 37207	First Investment Co. P.O.Box 749 4300 East Broad Street Columbus, OH43216-0749
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	608-10 Cedarmont Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated September 15, 1986, in the original principal sum of $71,350.00, payable to First Investment Company in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Eugene D. Donner, Jr., and wife, Kathy L. Donner, to Richard A. Northcutt, Trustee, as of record in Book 6983, page 11,

RANDY K. KASTENDIECK, UNMARRIED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GHANA PARTNERS , a Tennessee partnership composed of Tonya Thompson and Lip Management Incorporated

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plan of Monte Carlo, Section 2-B, as of record in Plat Book 6050, page 99, 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 Randy K. Kastendieck, unmarried, by deed from Eugene D. Donner, Jr., and wife, Kathy L. Donner, as of record in Book 7324, page 266, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, easements and rights of way for public utilities applicable to this property, restrictive covenants of record in Book 5196, page 649, and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as set out above and 1991 taxes which Grantee assumes and agrees to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10 day of May , 19 91.

Randy K. Kastendieck

Randy K. Kastendieck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8351 PAGE 604

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Randy K. Kastendieck, unmarried

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 10th day of May, 19 91.

My commission expires: 3/26/94

Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 67,882.45

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May 19 91

COMMISSION EXPIRES: 3/26/94 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RANDY K. KASTENDIECK, UNMARRIED

TO

GHANA PARTNERS, a Tennessee Partnership

1918 05/14 0101 03CHECK 331.07

MAY 14 1 56 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

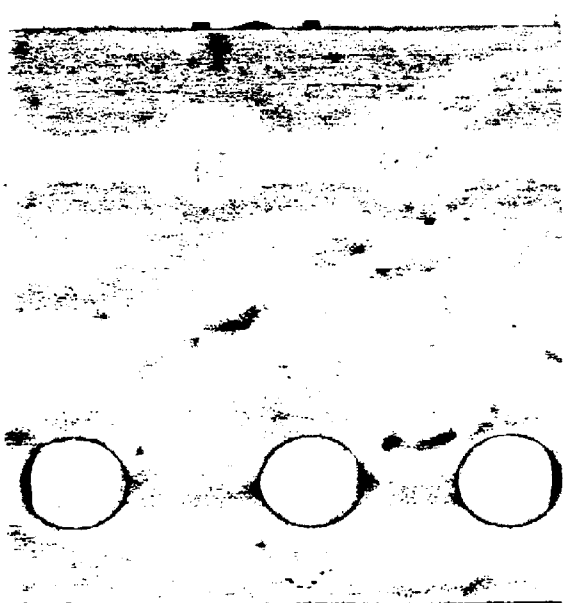
_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

_____
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8351 PAGE 605

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	67882.45
CON TX	224.07
PRFEE	1.00
[illegible]	6.00
TOTAL	231.07
CHECK	231.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

05/14/91 01 13:56 0001 1918

14166

IDENTIF. TREFERENCE

MAY 14 1 56 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 421528