THIS INSTRUMENT PREPARED BY:
Mail: STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CLYDE C. CARSTENS
513 LEMONT DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 61-01
PARCEL 22

SEND TAX BILLS TO:

FIRST INVESTMENT COMPANY
P.O. BOX 749
COLUMBUS, OHIO 43216

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,832.05, THIS 15TH DAY OF JULY, 1991.

Clyde C Carstens
AFFIANT

Subscribed and sworn to before me, this the 15TH day of JULY, 1991.

Notary Public
My commission expires: 5-17-92

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WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Ronald Lewis Sadler et ux, Barbara Jo Sadler, to First Investment Company, as evidenced by a Deed of Trust of record in Book 6982, page 907, the liability for which the Grantees hereby expressly assure and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, LANDON SCOTT VARDELL ET UX, REBECCA ANN PAGE VARDELL, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said CLYDE C. CARSTENS, hereinafter referred to as GRANTEE, His successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 513 LEMONT DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, His 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 to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, His successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 15TH day of JULY, 1991.

LANDON SCOTT VARDELL

REBECCA ANN PAGE VARDELL

CLYDE C. CARSTENS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANDON SCOTT VARDELL ET UX, REBECCA ANN PAGE VARDELL, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of JULY, 1991.

Linda C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLYDE C. CARSTENS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of July, 1991.

Linda C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 310 on the Plan of Gra-Mar Acres, Section 11, of record in Book 2663, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Landon Scott Vardell, unmarried, and Rebecca Ann Page, unmarried, by Warranty Deed from Ronald Lewis Sadler et ux, Barbara Jo Siddens Sadler, of record in Book 7321, page 801, Register's Office for Davidson County, Tennessee.

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EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. Plat of record in Book 2663, page 113, said Register's Office, which includes an owner's certificate, a 90-foot minimum building setback line from Lemont Drive, a 50-foot minimum building setback line from Broadmoor Drive, a 10-foot public utility and drainage easement along the westerly line of said lot and a utility anchor easement located on the Northeast corner of said lot.

3. Restrictions of record in Book 2975, page 474, said Register's Office.

4. Deed of Trust from Ronald Lewis Sadler et ux, Barbara Jo Sadler, to Douglas R. Berry, Trustee, of record in Book 6982, page 907, said Register's Office, to secure to First Investment Company the payment of one note dated September 12, 1986, in the original principal amount of $82,750.00, due and payable as set forth therein.

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

RECEIVED OF _____

FOR _____

BOOK 8399 PAGE 507

CD - CONVEYANCE DEED	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
RC - RELEASE	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	96832.05
			CDN TX	358.27
			PRFEE	1.00
			MDEED	12.00
			TOTAL	371.27
			CHECK	371.27
		07/17/91	01	10:31 0001 2272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

Jul 17 10 27 AM '91

No. 441276