THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $75,481.24

Steven D. Elliott
Affiant

Subscribed and sworn to before me this 5th day of August, 1991.

Notary Public

My Commission Expires: 12-3-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
STEVEN D. ELLIOTT and GINGER WALKER-ELLIOTT 2923 Walnut Crest Drive Antioch, Tennessee 37013	FIRST INVESTMENT COMPANY 4300 East Broad Street Columbus, Ohio 43216	MAP 150-09 PARCEL 35 2D 52830

BOOK 8415 PAGE 766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND FOUR HUNDRED EIGHTY ONE AND 24/100 ($75,481.24) DOLLARS, paid and to be paid as follows: Fifteen Thousand and 00/100 ($15,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged and for the balance of Sixty Thousand Four Hundred Eighty One and 24/100 ($60,481.24) Dollars, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $63,000.00, payable to First Investment Company, and secured by Deed of Trust of record in Book 6831, page 950, Register's Office for Davidson County, Tennessee, we, **CARL T. JONES and wife, BETTY T. JONES,** hereinafter known as Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN D. ELLIOTT and wife GINGER WALKER-ELLIOTT,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 161 on the Plan of Forest View Park, Section I, of record in Plat Book 3700, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

BEING the same property conveyed to Carl T. Jones and wife, Betty T. Jones, by deed from John Collett, unmarried, of record in Book 6831, page 947, Register's Office for Davidson County, Tennessee.

This is improved property known as 2923 Walnut Crest Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said STEVEN D. ELLIOTT and wife, GINGER WALKER-ELLIOTT, their heirs and assigns, forever.

GRANTORS COVENANT with the said STEVEN D. ELLIOTT and wife, GINGER WALKER-ELLIOTT that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Forest View Park, Section I, of record in Book 3700 pages 109 and 110, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4115, page 674, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said STEVEN D. ELLIOTT and wife, GINGER WALKER-ELLIOTT, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of August, 1991.

CARL. T. JONES

BETTY T. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARL T. JONES and BETTY T. JONES, the bargainors, 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 purposes therein contained.

Witness my hand and official seal this 5th day of August, 1991.

Notary Public

My Commission Expires:

12-3-94

37395

IDENTIFICATION

Aug 7 1 27 PM '91

1611 08/07 0101 03CHECK 286.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8415 PAGE 768

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	75481.24
CON TX	279.35
PRFEE	1.00
WDEED	6.00
TOTAL	286.35
CHECK	286.35

08/07/91 01 13:29 0001 161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37395.

IDENTIFICATION

Aug 7 1 27 PM '91

No. 448182