ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Charles S. Boyd and Elvira J. Valderrama 1306 Little Hamilton Ave. Nashville, TN	~~SXXAXXMXXEX~~ First Investment Company P.O. Box 749 43-0 East Broad St. Columbus, OH 43216-0749	105-7 165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 7198, Page 376, Register's Office for Davidson County, Tennessee, to secure to First Investment Company, the original principal amount of $49,450.00, payable as therein specified; We, **Carl D. Krantz and wife, Margaret Krantz** _____ have bargained and sold, and by these present do transfer and convey unto the said **Charles S. Boyd and Elvira J. Valderrama** _____ the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING part of Lot No. 9 of Block "A" on the Plan of a Subdivision of Block "A" and "D", Merritt Property, of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee, further described as follows:

SAID part of said lot fronts 48' 9" on the easterly side of Hamilton Street and runs back between parallel lines 150 feet to an alley.

BEING part of the same property conveyed to Carl D. Krantz by deed from James D. Rediker and Wayne T. Clouse of record in Book 6540, Page 940; Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **1306 Little Hamilton Avenue, Nashville, TN**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 4th day of OCTOBER, 1991.

Carl D. Krantz

Margaret Krantz

0795 10/07 0101 03CHECK 180.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8459 PAGE 214

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named CARL D. KRANTZ AND WIFE, MARGARET KRANTZ the 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of OCTOBER, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 4th day of October, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-95

5.25800

FEE TIP REFERENCE

Oct 7 10 45 AM '91

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858

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

RECEIVED OF _____

FOR _____

BOOK 8459 PAGE 215

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 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 6.00
TOTAL 180.90
CHECK 180.90

10/07/91 01 10:47 0001 0795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2580.

IDENTIFICATION

Oct 7 10 49 AM '91

No. 465594