WARRANTY DEED

Prepared by WILLIAM P. JONES KELLY & JONES BOOK 8540 PAGE 891
MORTGAGEE:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PHIL SAXTON	FIRST INVESTMENT COMPANY	50-6-36
(NAME)	(NAME)	
Post Office Box 70400	4300 East Broad	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207-7965	Columbus, Ohio 43213	
(CITY) (STATE) (P O ZIP)	(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, STEPHEN F. NEHLIG and wife, VALERIE O. NEHLIG,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHIL SAXTON,

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:

BEING Lot No. 96 on the Plan of Village by the Creek, Section III, revised of record in Plat Book 5200, Page 785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen F. Nehlig and wife, Valerie O. Nehlig, by Quitclaim Deed recorded in Book 6702, Page 319, Register's Office for Davidson County, Tennessee.

AS FURTHER CONSIDERATION for this conveyance, grantee has assumed and agrees to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 6702, Page 319, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by grantee, PHIL SAXTON.

80955

IDENTIFICATION REFERENCE

FEB 3 3 24 PM '92

unimproved ( )
This is improved (XX) property, known as 3704-3706 Ridge Top Drive, Nashville, TN 37207
(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 convenant 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, except as of record and we do further convenant 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.

Prepared by
WILLIAM P JONES
KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE,
TENNESSEE

Witness our hands this 17th day of January, 19 92

X Valerie O. Nehlig
VALERIE O. NEHLIG

X Stephen F. Nehlig
STEPHEN F. NEHLIG

STATE OF New Jersey
MORRIS County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN F. NEHLIG and wife, VALERIE O. NEHLIG,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, this 27 day of January 19 92

Commission expires _____

DEBORAH L. HOSBACH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 9, 1996

Notary Public

STATE OF TENNESSEE
County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
County of SUMNER

FORM 11-77

The actual consideration or value, whichever is greater, for this transfer is $67,185.88.

Phillip D. Saxton
Affiant

Subscribed and sworn to before me, this the 17th day of January 1992.

Carolyn L. Crisler
Notary Public

My commission expires 8/3/92

(AFFIX SEAL)

WARRANTY DEED

FROM
STEPHEN F. NEHLIG, ET UX.

TO
PHIL SAXTON

1992 02 03 0101 330-FEE 255.64

Prepared by:
WILLIAM P. JONES, KELLY & JONES
629 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
(615) 824-3703

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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67185.88
CON TX 248.64
PRFEE 1.00
WDEED 6.00
TOTAL 255.64
CHECK 255.64

02/03/92 01 09:24 0001 7545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8095

IDENTIFICATION REFERENCE

FEB 3 9 24 AM '92

DAVIDSON COUNTY, TN

No. 498175