[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Loren R. McClenathan	First Investment Company	MAP and PARCEL
[710 Frankford Place	Attn: Tax Dept.	
[~~707 and~~ 709 Frankford Place	4300 E. Broad Street	075-08-0-263-00
[Hermitage, TN 37076	Columbus, Ohio 43216	F075-04-0-037-00

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/1000 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Daniel A. Hixon*** and **Dorris W. Hixon** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Loren R. McClenathan****(the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

*, Jr. **unmarried

Being Lot No. 586 on the Plan of Tulip Grove Subdivision, Section 13, of record in Plat Book 6050, page 46, 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 Daniel A. Hixon, Jr. by Warranty Deed from B & D Investment Builders, Inc., a Tennessee corporation of record in Book 6520, page 490, said Register's Office.

This is property with a common address of ~~707~~ 711/and 709 Frankford Place, Hermitage, TN 37076.

Dorris W. Hixon joins in the conveyance to convey any interst she may have as the Wife of Daniel A. Hixon, Jr.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Taxes for the year 1991 are paid and 1992 taxes are being prorated and assumed by the Grantees. b) All matters on the Plan of record in Book 6050, page 46, said Register's Office. c) Restrictive covenants contained in Book 6278, page 420, said Register's Office; d) Any easements of record. It is understood and agreed between the parties that part of the consideration for the conveyance of said property is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 6520, Page 492, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $75,970.00

Loren McClenathan
Affiant

[Subscribed and sworn before me this 27th day of March, 1992.

Cindy S. Smith
Notary Public

[My Commission Expires: 7-23-94

97 66 9

IDENTIFICATION REFERENCE
APR 1 1:03 PM
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **March, 1992**.

Daniel A. Hixon, Jr.

Dorris W. Hixon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **Daniel A. Hixon and Dorris W. Hixon**, with whom I am personally acquainted, or who 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 **27th** day of **March, 1992**.

*, JR.

Notary Public

My Commission Expires: 7-23-92

5969 04/01 0101 03CHECK $88.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ 6008 04/01 0101 03CHECK ~~300.00~~

FOR _____ BOOK 8590 PAGE 26

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 75970.00	
			CON TX 581.20	
			PRFEE 1.00	
			WDEED 6.00	
			~~TOTAL 588.20~~	
			~~CHECK 588.20~~	
04/01/92	01	11:00 0001 5969		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

APR 1 11 00 AM '92

DAVIDSON COUNTY, TN

IDENTIFI REFERENC

97 6 6 5

VOID

CON TX 581.20-

CON TX 281.20

~~TOTAL 300.00-~~

~~CHECK 300.00-~~

04/01/92 01 12:47 0001 6008

TOTAL $288.20

No. 516875