THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

BOOK 8613 PAGE 569 Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,558.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 92

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: 09/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Leo T. Danielson (NAME)	First Investment Company (NAME)	83-13-60
107 South 13th Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 749 (STREET ADDRESS)	18W-15085
Nashville, TN 37206 (CITY) (STATE) (P.O.ZIP)	Columbus, Ohio 43216 (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, Edward H. Spickard and wife, Patricia Ann Spickard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leo T. Danielson and wife, Teresa N. Danielson

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:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Spring Park Subdivision, of record in Book 57, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description. SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

BEING the same property conveyed to Edward H. Spickard and wife, Patricia Ann Spickard by deed from Edna Tomlinson Lee, unmarried, of record in Book 5958, page 402, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7092, page 653, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of Edward H. Spickard by Patricia Ann Spickard as his Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

5330 04/30 0101 03CHECK 186.82

05902 IDENTIFICATION REFERENCE 9 09 AM '92 APR 30 DAVIDSON COUNTY TN.

This is improved (X) unimproved ( ) property, known as 107 South 13th Street, Nashville, TN 37206
(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 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 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.

Witness their hands this 29th day of April, 19 92

Edward H. Spickard

Patricia Ann Spickard

By: Patricia Ann Spickard, Attorney-in-Fact

BOOK 8613 PAGE 510

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Edward H. Spickard and wife~~ Patricia Ann Spickard

the bargainor~~x~~, with whom I am personally acquainted, * and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 19 92.

Commission expires 09/25/93

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
Davidson 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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 _____

* or proved to be on the basis of satisfactory evidence.

_____
Notary Public

WARRANTY DEED

FROM
Edward H. Spickard and wife,
Patricia Ann Spickard

TO
Leo T. Danielson and wife,
Teresa N. Danielson

TATUM & JONES, ATTORNEYS
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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 Patricia Ann Spickard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Edward H. Spickard as his Attorney-in-Fact as the free act and deed of the within named Edward H. Spickard.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 1992.

_____
Notary Public
I. DYKE TATUM

My Commission Expires: 09/25/93

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

RECEIVED OF _____

FOR _____

BOOK 8613 PAGE 511

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 48558.76
CON TX 179.82
PRFEE 1.00
WDEED 6.00
TOTAL 186.82
CHECK 186.82

04/30/92 01 09:07 0001 533(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05902

IDENTIF. REFERENCE

APR 30 9 09 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 526109