PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 31984)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 142500.00

Affiant

Sworn and subscribed before me this 12th day of June, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Steven D. Kalus
1231 Saxon Drive
Nashville, Tennessee 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
First Investment Company
4300 E. Broad Street
Columbus, Ohio 43216

MAP-PARCEL NUMBERS
145-02-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis Gilbert Swift, Jr. and Laveta E. Swift, both single persons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven D. Kalus and spouse, Judy G. Kalus,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 24 on the plan of Hillmont Estates Section Two, of record in Book 3700, page 130, Register's Office for said County.

SAID Lot No. 24 fronts 532.5 feet on the southerly margin of Saxon Drive and extends back 210.0 feet on the southeasterly line and 326.1 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Louis Gilbert Swift, Jr. and wife, Laveta E. Swift by deed from Estes-Taylor Company, a Tennessee Corporation of record in Book 4174, page 107, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4145 Page 8 said Register's Office, and to the matters set forth in the referenced Plan of record.

22543

IDENTIF. REFERENCE

JUN 25 10 47 AM '92

FELIX P. DYER, REGISTER
DAVIDSON COUNTY TN.

4888 06/25 0101 03CHECK 534.25

This is improved property, known as: 1231 Saxon Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 1992.

Louis Gilbert Swift, Jr.

Laveta E. Swift

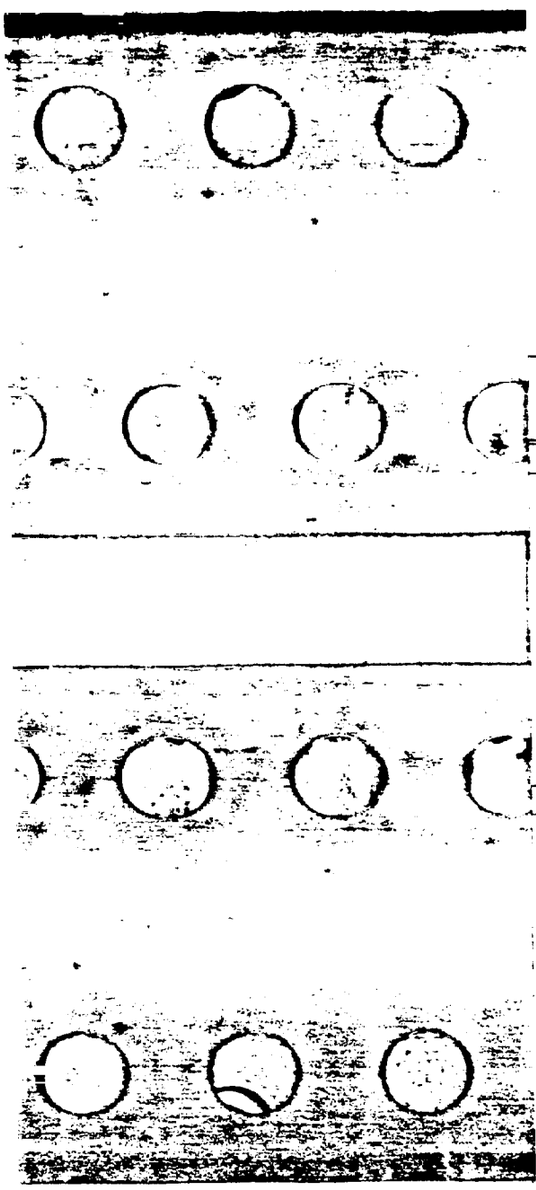
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

On this 12th day of June, 1992, before me the undersigned authority, personally appeared Louis Gilbert Swift, Jr. and Laveta E. Swift, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8660 PAGE 708

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 142500.00
CON TX 527.25
PRFEE 1.00
WDEED 6.00
TOTAL 534.25
CHECK 534.25

06/25/92 01 10:45 0001 4888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22543

IDENTIF. REFERENCE

JUN 25 10 47 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 544596