Lot 53

BOOK 8810 PAGE 130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,717.06

Ralph Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 19 92

Aaron Adams
Notary Public

MY COMMISSION EXPIRES March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH WATKINS (NAME)	FIRST INVESTMENT COMPANY (NAME)	MAP 052-01
215 ROBINWOOD AVENUE (ADDRESS)	4300 EAST BROAD STREET (ADDRESS)	PAR 186.00
MADISON, TN 37115 (CITY) (STATE) (ZIP)	COLUMBUS, OHIO 43216-0749 (CITY) (STATE) (ZIP)	

FOR AND 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 MICHAEL WALKER AND WIFE, CAROL ANN WALKER BY AND THROUGH EDWARD MICHAEL WALKER, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH WATKINS, UNMARRIED

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 #31 of Block "G" on the Revised Plan of Power & Roth's Madison Park Subdivision as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot #31 fronts 50 feet on the northerly side of Robinwood Avenue and extends back between parallel lines measuring 200 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to EDWARD MICHAEL WALKER AND WIFE, CAROL ANN WALKER, by Deed of record in Book 6574, page 255, and Re-recorded in Book 6577, page 255, Register's Office for Davidson County, TN.

Grantee hereby agrees to assume and to pay the unpaid balance of an indebtedness which is of record in Book 7109, page 789, Register's Office for Davidson Grantee also promises to pay and to hold Grantors harmless therefrom.

EDWARD MICHAEL WALKER executes this instrument as Attorney in Fact for CAROL ANN WALKER pursuant to a Durable General Power Of Attorney, recorded simultaneously herewith.

unimproved ( )
This is improved (XX) property, known as 215 Robinwood Avenue, Madison, Tennessee 37115
(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 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, 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 our hand s this 9th day of December 19 92

Carol Ann Walker
CAROL ANN WALKER

By: Edward Michael Walker
EDWARD MICHAEL WALKER, Attorney in Fact

Edward Michael Walker
EDWARD MICHAEL WALKER

Ralph Watkins

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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 EDWARD MICHAEL WALKER AND RALPH WATKINS

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 Goodlettsville, Tennessee, this 9th day of December 19 92

Commission expires March 26, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 DAVIDSON:

Personally appeared before me, EDWARD MICHAEL WALKER, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for CAROL ANN WALKER and is authorized by CAROL ANN WALKER to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of December, 1992.

NOTARY PUBLIC Aaron Adams

My commission expires: March 26, 1994

7243.0

IDENTIFICATION REFERENCE

DEC 10 8 10 AM '92

WILLIAM R. KNOWLES
DAVIDSON COUNTY, TN

WARRANTY DEED

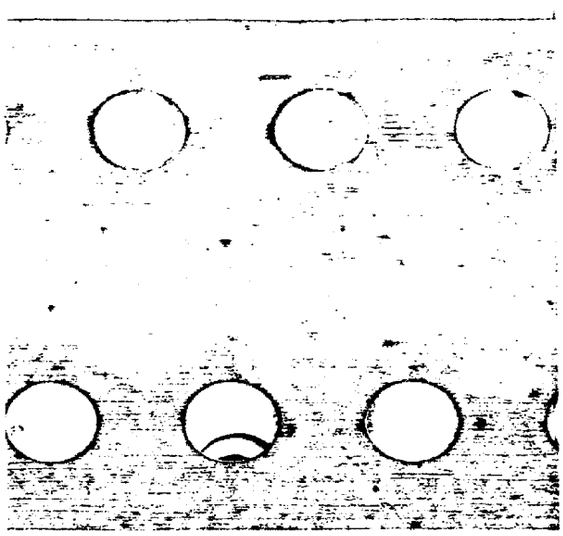
FROM

TO

RETURN TO:

0218 12/10 0101 OFFICE 20.00





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

RECEIVED OF _____

FOR _____

BOOK **8810** PAGE **132**

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	52717.06
			CON TX	195.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	204.05
			CHECK	204.05
12/10/92	01		08:46 0001	0218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2430

IDENTIFICATION REFERENCE

DEC 10 8 48 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 599438