FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,320.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 93

Notary Public

MY COMMISSION EXPIRES July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 25 Century Blvd., Suite 202, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric L. Kramarenko (NAME)	First Investment Company (NAME)	15DZ 21540
1309 McAlpine Avenue (ADDRESS)	4300 E. Broad St., P.O. Box 749 (ADDRESS)	61-16-99
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Columbus, OH 43216 (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, Paula D. Key, formerly Paula D. Cashman, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric L. Kramarenko and wife, Lisa M. Kramarenko

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 the westerly 60 feet of the southerly 288.5 feet of Lot 43 on the Plan of Kennedy and Grave's Subdivision of Blocks "C" and "D" in Monte Vista, of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to William F. Kay and Paula D. Cashman (now Paula D. Key) by deed from Robert B. Chitwood and wife, Georgia V. Chitwood, of record in Book 6602, Page 697, Register's Office for said County. See also Quitclaim Deeds of record in Book 6754, Page 74, Book 7183, Page 276, and in Book 7200, Page 65, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by William F. Key and Paula D. Cashman, to William D. Castleman, Trustee, for First Investment Company, dated June 28, 1985, and filed for record in Book 6602, Page 700, Register's Office for said County, with an unpaid principal amount of approximately $ 49,420.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

32672 IDENTIF. # REFERENCE

93 JUN 22 AM 9:11 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1309 McAlpine Avenue, Nashville, TN 37216
(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 my hand this 21st day of June 19 93

Paula D. Key

Paula D. Key

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 Paula D. Key, formerly Paula D. Cashman, a married person

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of June

Commission expires July 24, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

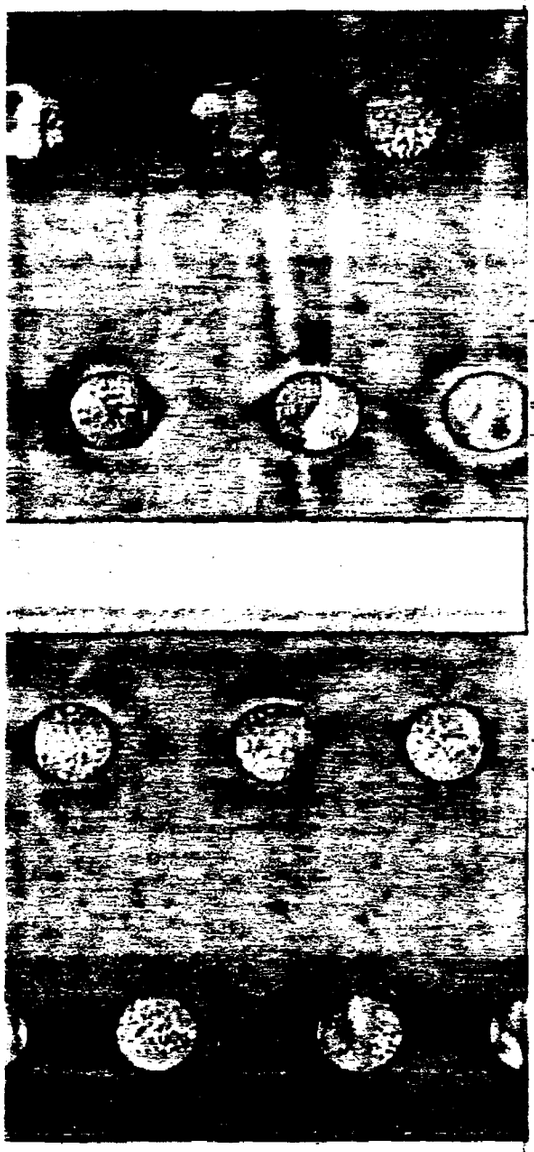
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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

0147 06/22 0101 03CHECK 219-53



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

BOOK 8988 PAGE 452

RECEIVED OF _____

FOR _____

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 56920.00
				CON TX 210.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 219.53
				CHECK 219.53
			06/22/93 01	09:11 0001 0147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32672
IDENTIF. ✦ REFERENCE

93 JUN 22 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 665390