BOOK 9026 PAGE 668

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #31414

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet A.S.Ericksen	First Investment Company	MAP 118=2
(NAME)	(NAME)	
828 Inverness Avenue	4300 East Broad Street	PARCEL 28
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Columbus, OHIO 43213	16DA 11455
(CITY) (STATE) (ZIP)	(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, Jackie Beery-Day

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet A.S.Ericksen and husband, David E. Ericksen

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 6 and Lot 7 on the Plan of Inverness Subdivision as of record in Book 843, Page 103, Register's Office for Davidson County, Tennessee.

Said Lots 6 and 7 front together 70 feet along the northerly side of Inverness Avenue and extend back 161 feet on the westerly aide and 161.86 feet along the easterly line to a rear line measuring 70 feet thereon.

BEING the same property conveyed to Jackie Beery-Day by deed from Reginald A. Gaulle and wife Patricia H. Gaulle of record in Book 6906, Page 398, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Frank E. Cuthbertson, husband of Jackie Berry-Day, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that she may have in and to said property.

[illegible] 45277
[illegible] REFERENCE
[illegible] 27 PM 2:59
[illegible]

unimproved ( )
This is improved (X) property, known as 828 Inverness Avenue, Nashville, TN 37204
(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 BY hand this 15th day of July, 19 93

Jackie Beery-Day by Jackie Stone Atty-in-Fact
Jackie Beery-Day

Frank E. Cuthbertson by Jackie Stone Atty-in-Fact
Frank E. Cuthbertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____ _____, a Notary Public in and for said County and State, the within named _____ _____ _____ _____ _____ _____ 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 _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

Before me this day appeared Trasbin Stoner, known to be the person who executed the foregoing document on behalf of Jackie Beery -Day and Frank E. Cuthbertson as their Attorney in Fact and acknowledged that he executed the same as the free act and deed of the said Jackie Beery-Day and Frank E. Cuthbertson.

Witness my hand and official seal at Nashville, Tennessee this 15th Day of July, 1993.

Jo Ann B Sasser
Notary

My Commission expires: 7-23-94

WARRANTY DEED

FROM

Jackie Beery-Day

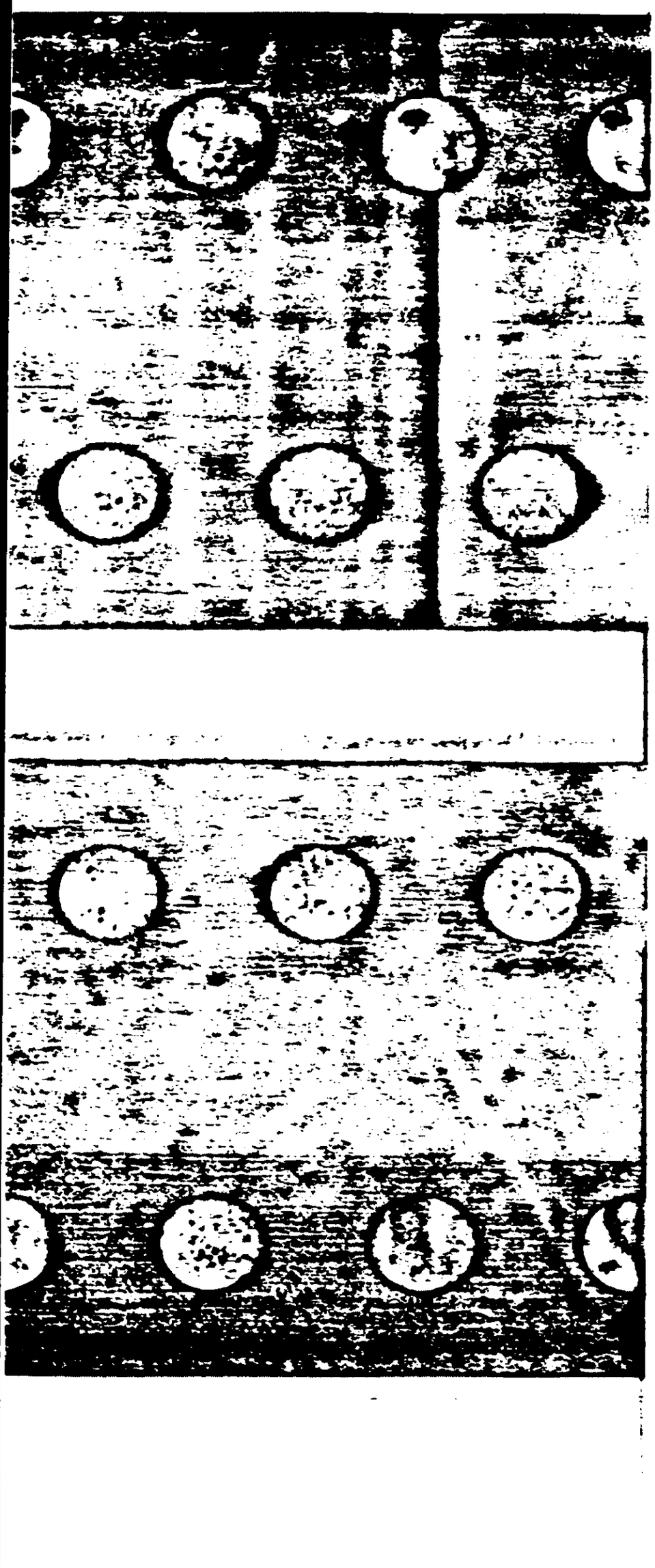
TO

Janet A.S.Erickson and husband, David E. Erickson

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #31

8541 07/27 2101 03CHECK 130.00



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

RECEIVED OF _____

FOR _____

BOOK 9026 PAGE 670

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	~~87000.00~~
			CON TX	321.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	330.90
			CHECK	330.90

07/27/93 01 15:00 0001 8541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45277
IDENTIFICATION REFERENCE

93 JUL 27 PM 2:5
LAND

No. 678890