[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Toby D. Powell]	First Investment Company	] MAP and PARCEL]
[ ]	] Attn: Tax Dept.	]]
[325 Bart Drive]	4300 East Broad Street	] 162-03-0-154.00]
[Antioch, TN 37013]	Columbus, OH 43216	]]

[This Instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jeffrey T. Eldridge, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Toby D. Powell, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 278, Sec. 5, Antioch Park, of record in Plat Book 4460, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Jeffrey T. Eldridge by deed from Leonard R. Tucker and wife, Hoyta Lucille Tucker of record in Book 5071, Page 78, Register's Office, Davidson County, Tennessee.

This is property with a common address of 325 Bart Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being paid by the grantors; 2) The Plan of Record in Book 4460, Page 58, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4562, Page 949, said Register's office.

93230

IDENTIF. & REFERENCE

93 DEC -6 AM 9:40
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $68,500.00
[
[x Toby D. Powell
Affiant
[Subscribed and sworn before me this 3rd day of December, 1993.
[
[My Commission Expires: 10-14-96
Lesa A ...
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, the undersigned, **Sarah Lea Eldridge**, wife of Jeffrey T. Eldridge, hereby join in this conveyance for the purpose of relinquishing any and all marital rights I may or might have, if any, in the property herein conveyed.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **3rd** day of **December, 1993.**

Jeffrey T. Eldridge

Sarah Lea Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

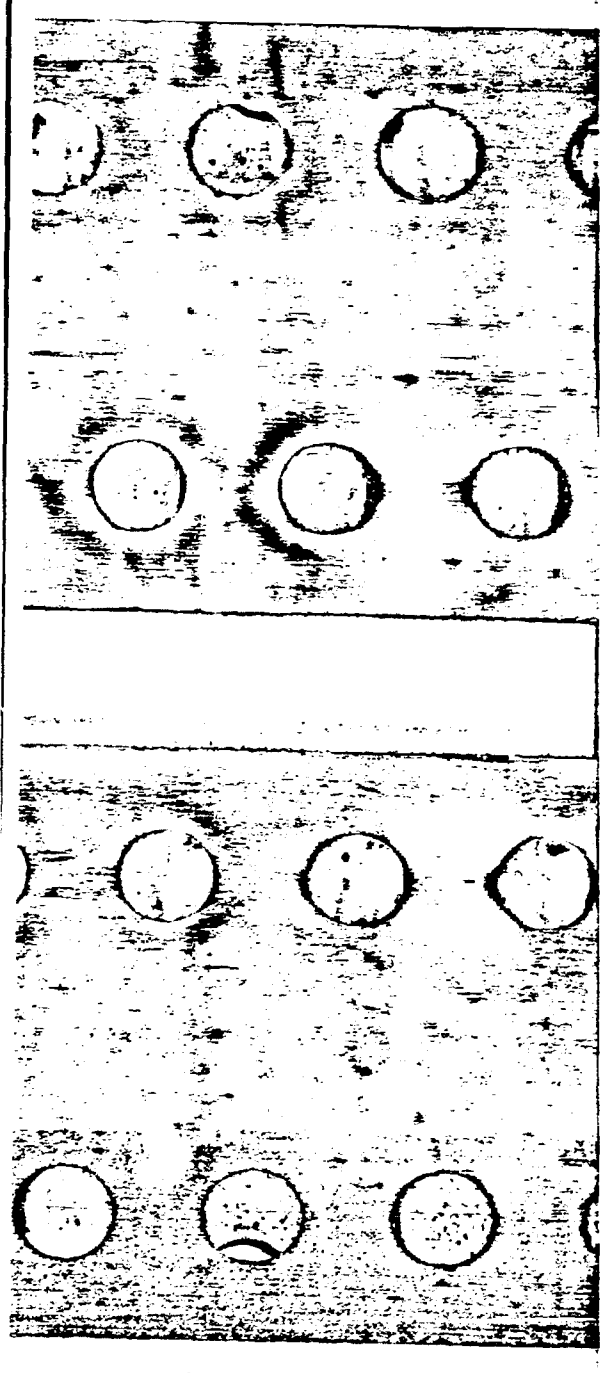
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jeffrey T. Eldridge and wife, Sarah Lea Eldridge**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **3rd** day of **December, 1993.**

Notary Public
My Commission Expires: 7/23/98

File No. 9311-535

0179 12/06 0101 03CHECK 262.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9176 PAGE 18

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	~~68500.00~~
			CON TX	253.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	262.45
			CHECK	262.45

12/06/93 01 09:40 0001 0179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93230
IDENTIF. # REFERENCE

93 DEC -6 AM 9:40

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 730234