THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Esq.
First American Center, Suite 105
Nashville, TN 37238

WARRANTY DEED

BOOK 9231 PAGE 968

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
PAMELA S. SHEFFER	FIRST INVESTMENT COMPANY	Map 108-04-A
(NAME) 702 KENNINGTON NORTH	(NAME) 4300 EAST BROAD STREET	Parcel 3
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37214	(STREET ADDRESS) COLUMBUS, OHIO 43216-0749	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ($10.00)---------- Dollars.

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Donnie J. Brackins and wife, Lisa J. Brackins

have this day bargained and sold, and do hereby transfer and convey unto the said Pamela S. Sheffer, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Villages of Larchwood, of record in Plat Book 7900, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donnie J. Brackins and wife, Lisa J. Brackins, by deed from Frank Batson Homes, Inc., of record in Book 8413, page 414, Register's Office for Davidson County, Tennessee.

11739

IDENTIFICATION REFERENCE

94 JAN 27 PM 2:30

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

NOTARY PUBLIC AT LARGE

Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 107,250.00

Subscribed and sworn to before me this the 26th day of January 19 94

Affiant Pamela S. Sheffer

My commission expires: March 23, 1997 (Affix Seal)

Notary Public Melba M. Cooper

unimproved ( )
This is improved (XX) property, known as 702 Kennington North, Nashville, TN 37214
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate as for ample, have a good right to convey it, and that the same is unencumbered, except for those matters shown on Exhibit "A" attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 26th day of January, 1994, 19____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donnie J. Brackins

Donnie J. Brackins

X Lisa J. Brackins

Lisa J. Brackins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9231 PAGE 969

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Donnie J. Brackins ~~and wife, Lisa J. Brackins~~ married

the within named bargainor X, *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* 26th *day of* January, *19* 94.

Notary Public

Commission expires March 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

ENCUMBRANCES:

SEE EXHIBIT "A" ATTACHED HERETO.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9231 PAGE 970

Personally appeared before me the undersigned *, a Notary Public in and for said County and State* WIFE, LISA J. BRACKINS

*the within named 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 Goodlettsville, *Tennessee, this* 19 *day of* January, 19 94.

My Commission Expires Nov. 26, 1994

Commission expires _____

Notary Public

EXHIBIT "A"

1. Taxes for 1993 and all subsequent years.

2. Declaration of Covenants, Conditions, and Restrictions, of record in Book 8067, page 792, as amended in Book 8150, page 765, Register's Office for Davidson County, Tennessee, which includes lien for special assessment.

3. Annexation to Amended and Restated Declaration of Covenants, Conditions & Restrictions, of record in Book 8495, page 747, in said Register's Office.

4. Subject to all matters shown on the Plan of record in Book 7900, page 106, in said Register's Office, which shows an owner's certificate, a 30-foot minimum building setback line from Fitzpatrick Road, a 20-foot minimum building setback line from Kennington South, a 5-foot minimum building setback line on the southeasterly lot line, a 10-foot minimum building setback line on the southwesterly lot line, a 10-foot drainage easement on the northerly corner of the lot, a 2.5 x 25-foot anchor easement on the southeasterly lot line, a 3 x 15-foot utility anchor easement on the easterly lot line, and a 5-foot roadway and utility easement along Kennington South.

5. Conveyance of Open Space to Villages of Larchwood Property Owners Association, of record in Book 8400, page 677, said Register's Office.

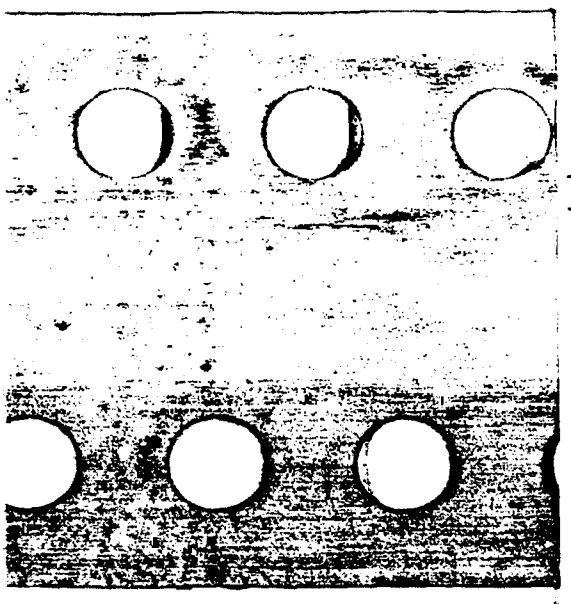
6. Articles of Incorporation of Villages of Larchwood Property Owners Association, of record in Book 8376, page 933, said Register's office.

7. Right to Connect to all roads and utilities, retained by grantor in Deed of record in Book 5986, page 109, said Register's Office.

8. Subject to rights of others in and to the common areas/elements.

4209 01/27 0101 03CHECK 413.64





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9231 PAGE 972

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	
				107250.00
			CON TX	396.64
			PRFEE	1.00
			WDEED	16.00
			TOTAL	413.64
			CHECK	413.64
01/27/94	01		14:30 0001	4209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11739
IDENTIF. ⇒ REFERENCE

94 JAN 27 PM 2:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 750140