STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,210.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF January 94

Notary Public

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

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NELSON E. RAY, SR. AND WIFE, MARY ELIZABETH RAY	First Investment Company	14D-12510
(NAME) c/o Quality Radiator Service	(NAME) P. O. Box 749	Map 39-159
(ADDRESS) 363 Murfreesboro Road	(ADDRESS) Columbus, Ohio 43216-0749	
(CITY) Nashville, (STATE) TN (ZIP) 373210	(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, GILBERT W. GANN AND WIFE, ROXANNE ROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELSON E. RAY, SR. AND WIFE, MARY ELIZABETH RAY

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 lying and being in the 14th Civil District of Davidson County, Tennesee; property as described in Book 3533, Page 539, Register's Office for Davidson County, Tennessee and further described according to a survey by John Kohl dated January 11, 1985, as follows:
Beginning at a point in the center of Old Hickory Boulevard, said point being 587 feet from the most southwest corner of the property conveyed to Lula Mai Holt, of record in Book 2291, Page 553, Register's Office for said County; thence North 28 degrees 09' East 839 feet; thence North 79 degrees 04' West 105.8 feet; thence North 63 degrees 31' West 105.2 feet; thence South 28 degrees 09' West 804 feet to the center of Old Hickory Blvd; thence with the center of the same, South 61 degrees 51' East 200 feet to the point of beginning.

Being the same property conveyed to Gilbert W. Gann and wife, Roxanne Ross by deed from Dave A. Garmon and wife, Mary K. Garmon of record in Book 8477, Page 72, Register's Office for Davidson County, Tennessee.

**** including the assumption of a Deed of Trust dated October 5, 1989, executed by Dave A. Garmon and wife, Mary K. Garmon to FIRST INVESTMENT COMPANY in the original principal amount of $68,500.00 of record in Book 7956, Page 966, Register's Office for Davidson County, Tennessee WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY.**

unimproved ( )
This is improved (X) property, known as 7003 Old Hickory Blvd., Whites Creek, TN 37189
(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 19th day of JANUARY, 19 94

Gilbert W. Gann

Roxanne Ross
by: Gilbert Gann, Attorney in Fact

BOOK 9234 PAGE 76

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 Gilbert W. Gann to me known to be the person who executed the foregoing instrument individually, and on behalf of Roxanne Ross and acknowledged that he executed the same as the free act and deed of the said Roxanne Ross.

~~the bargainor, with whom I am personally acquainted and who upon oath acknowledged executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Madison, Tennessee, this 19th day of JANUARY, 1994.

Commission expires 7-23-94

Diane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

IDENTIFICATION REFERENCE

94 JAN 31 AM 10:36

FELIX DELK REGISTER
DAVIDSON COUNTY, TN.

12531

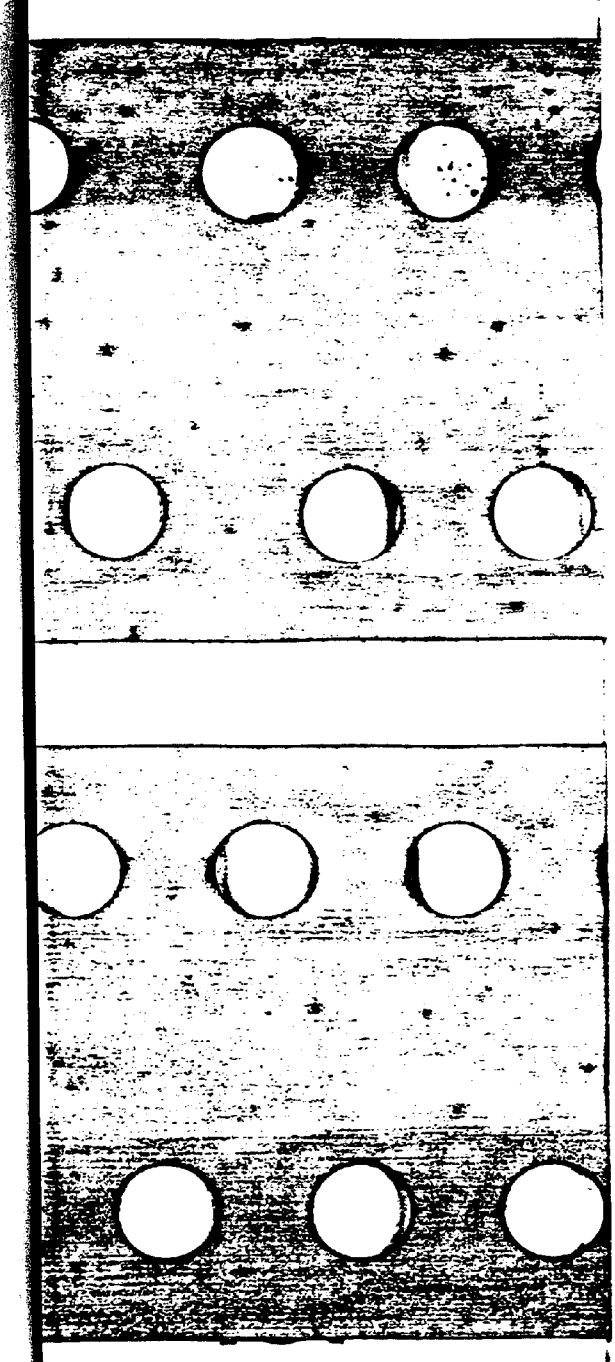
5053 01/31 0101 03CHECK 265.04

TO:
NELSON E. RAY, SR. AND WIFE,
MARY ELIZABETH RAY

FROM:
GILBERT W. GANN AND WIFE,
ROXANNE ROSS

WARRANTY DEED

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470



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

RECEIVED OF _____

FOR _____

BOOK 9234 PAGE 77

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 69210.46
CON TX 256.04
PRFEE 1.00
WDEED 8.00
TOTAL 265.04
CHECK 265.04

01/31/94 01 10:37 0001 5053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12531
IDENTIF. ↑ REFERENCE

94 JAN 31 AM 10:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.750972