20156

IDENTIF. & REFERENCE

MAIL ENV.

94 FEB 22 PM 4:11

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
WILLIAMS, SMITH, & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

BOOK 9255 PAGE 854

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Carl B. Munkel and wife, Laura T. Munkel 876 Hillhaven Court Nashville, Tennessee 37220	First Investment Co. 4300 E. Broad St. P.O. Box 749 Columbus, Ohio 43216-0749	Map # 160.06 Parcel # 42

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, THOMAS F. BUSYN and wife, MARCIA B. BUSYN, do hereby transfer and convey unto CARL B. MUNKEL and wife, LAURA T. MUNKEL, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Section Two, Oak Hill Estates, of record in Book 4460, Pages 36, 37, & 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas F. Busyn and wife, Marcia B. Busyn by deed from Ruth G. Mitchell, unmarried, of record in Book 8492, Page 115, and re-recorded in Book 9255 Page 852, Register's Office for Davidson County, Tennessee.

This is improved property known as 876 Hillhaven Court, Nashville, Tennessee, 37220.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said CARL B. MUNKEL and wife, LAURA T. MUNKEL, their heirs, successors and assigns forever.

The undersigned covenant with the said CARL B. MUNKEL and wife, LAURA T. MUNKEL, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated to the date of closing and assumed by the Grantees.

2. Dedication of easement for sanitary sewers and/or storm drainage of record in Book 7663, Page 702, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4573, Page 496, Register's Office for Davidson County, Tennessee.

4. Matters set forth in Oak Hills Estates, Section Two, of record in Book 4460, Pages 36, 37, & 38, Register's Office for Davidson County, Tennessee.

5. Maintenance Agreement of record in Book 4584, Page 411, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said CARL B. MUNKEL and wife, LAURA T. MUNKEL, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 17th day of February, 1994.

THOMAS F. BUSYN

MARCIA B. BUSYN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard a Notary Public in and for said State and County, Thomas F. Busyn and wife, Marcia B. Busyn, the within named bargainors, with whom I am personally acquainted (or 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 17th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 11/22/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $197,500.00.

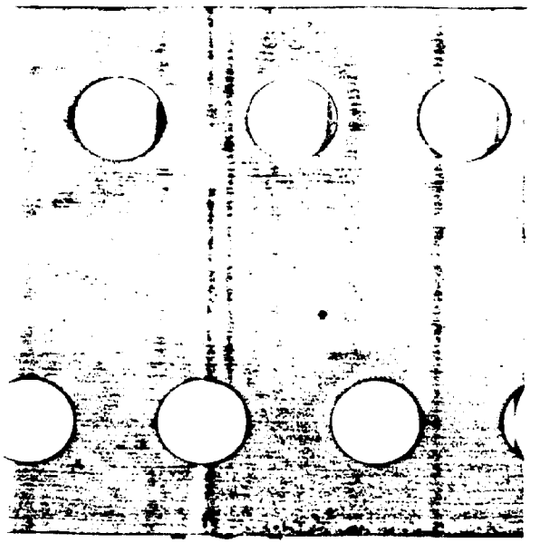
CARL B. MUNKEL

Sworn to and subscribed before me this 18th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 11/22/97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9255 PAGE 856

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	
				197500.00
			CON TX	730.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	739.75
			CHECK	739.75
02/22/94	01		16:12 0001	8170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20156
IDENTIF. # REFERENCE

94 FEB 22 PM 4:11
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 759085