STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Delphia A. Baker
Affiant

Subscribed and sworn before me, this 25th day May, 1994

Notary Public

My Commission Expires: 1/22/95

NOTARY PUBLIC STATE OF TENNESSEE ALAN L. SATURN

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bill to:	Map-Parcel Numbers
Delphia A. Baker	First Investment Company	
1815 Willow Springs Drive	P. O. Box 749	073-09-198
Nashville, TN 37216	4300 East Broad Street	15DZ 61115
	Columbus, OH 43216-0749	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDNA R. PETTY, as surviving tenant by the entireties**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DELPHIA A. BAKER**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, Register's Office for said County.

Said Lot No. 35 fronts 79 feet on the north side of Willow Springs Drive and extends back 214.5 feet on the east line and 226.7 feet on the west line to a dead line in the rear on which it measures 71.1 feet.

Being the same property conveyed to J. B. Petty, Jr., and wife, Edna R. Petty by deed from Twin Lawn Development Co., Inc., of record in Book 3400, page 627, Register's Office for Davidson County, Tennessee; the said J. B. Petty, Jr., having since died.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 3031, page 604, Register's Office for said County.

3. Matters shown on the Plan of record in Book 2900, page 75, Register's Office for said County.

4. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4044, page 521, Register's Office for Davidson County, Tennessee.

This is improved property known as 1815 Willow Springs Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hands this 25th day of May, 1994.

Edna R. Petty

Edna R. Petty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDNA R. PETTY, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 1994.

Notary Public

My Commission Expires: 1/22/95

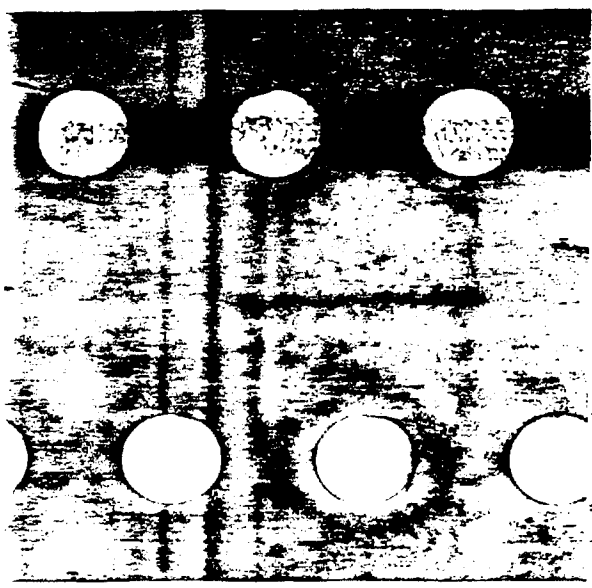
ALAN L. SATURN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

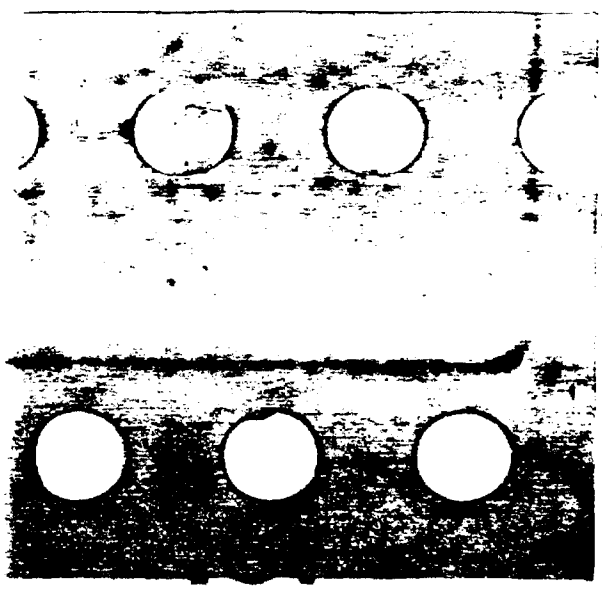
56824
IDENTIFICATION REFERENCE

94 JUN -2 PM 2:31
REGISTER
DAVIDSON CO. TENN.

1302 06/02 0101 03CHECK 275.40

0001046.01





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9366 PAGE 57

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	72000.00
			CON TX	266.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	275.40
			CHECK	275.40
06/02/94	01	14:32	0001	1302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56824
IDENTIF. & REFERENCE

94 JUN -2 PM 2:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 798279