Box 17

WARRANTY DEED

BOOK 9427 PAGE 616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00
X Khambay Douangvilay
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF August 19 94
Notary Public
MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khambay Douangvilay (NAME)	First Investment Company (NAME)	MAP 134-13
4805 Shirmar Drive (ADDRESS)	4300 E. Broad St., P.O. Box 749 (ADDRESS)	PARCEL 125
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Columbus, OH 43216 (CITY) (STATE) (ZIP)	5DU11433

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, James R. Garvin and Bobby H. Garvin and Betty Garvin Best, heirs at law of the Estate of Nannie V. Garvin, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khambay Douangvilay and wife, Chome Douangvilay

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: 4309 08/03 0101 03CHECK 268.00

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36 Register's Office for said County.

Said Lot No. 209 fronts 65.8 feet on the westerly side of Shirmar Drive and extends back 139.4 feet on the northerly line and 140 feet on the southerly line to a dead line to the rear, measuring 81.4 feet thereon.

Being the same property conveyed to Hugh E. Garvin and wife, Nannie V. Garvin by deed from Carl Dayton Clark and wife, Janet G. Clark of record in Book 4636, page 814, Register's Office for Davidson County, TN. The said Hugh E. Garvin having died and the property vested in Nannie V. Garvin by estate by the entireties and then she having died and her heirs at law being James R. Garvin, Bobby H. Garvin and Betty Garvin Best.

Subject to restrictions of record in Book 3316, page 339, Book 3343, page 293 and Book 3346, page 428, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4805 Shirmar Drive, Nashville, TN 37211
(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 2nd day of August 19 94

James R. Garvin

Betty Garvin Best

Bobby H. Garvin

Bobby H. Garvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Garvin and Bobby H. Garvin and Betty Garvin Best

the bargainor, 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 2nd day of August 19 94.

Commission expires 5-29-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 77942

'94 AUG -3 PM 2:58
REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

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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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

08/03/94 01 14:57 0001 4309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77942
IDENTIF. & REFERENCE

94 AUG -3 PM 2:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 820826