WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 94

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 25, 1995
(AFFIX SEAL)

BOOK 9454 PAGE 263

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH E. DENTON (NAME)	FIRST INVESTMENT COMPANY (NAME)	43-9-373
319 CUMBERLAND AVENUE (ADDRESS)	4300 EAST BROAD STREET (ADDRESS)	11D-93654
MADISON, TN 37115 (CITY) (STATE) (ZIP)	COLUMBUS, OH 43213 (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, STEVEN E. WARD AND TONYA J. WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH E. DENTON, UNMARRIED

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 in Davidson County, Tennessee, being Lot No. 22-A, on the Plan of Resubdivision of Lot 22 of "Woodlawn Estates Block D", of record in Book 6050, page 237 (erroneously referred to in previous deed as Book 843, page 82), said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Steven E. Ward and wife, Tonya J. Ward, by deed from Lannie Y. McGehee and wife, Jeanna McGehee, of record in Book 7029, page 897, Register's Office for Davidson County, Tennessee. SAID parties have since divorced.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated July 19, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

94 AUG 11 AM 8:50
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

80288
IDENTIF. # REFERENCE

6712 08/11 0101 03CHECK 193.63

unimproved ( )
This is improved (X) property, known as 319 CUMBERLAND AVENUE, MADISON, TN 37115
(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 9th day of August 19 94

Steven E. Ward
STEVEN E. WARD

Tonya J. Ward
TONYA J. WARD

BOOK 9434 PAGE 264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN E. WARD AND TONYA J. WARD

the bargainor s, 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 9th day of August, 19 94.

Commission expires November 25, 1995

J. PHILLIP JONES
Notary Public

STATE OF TENNESSEE
COUNTY OF

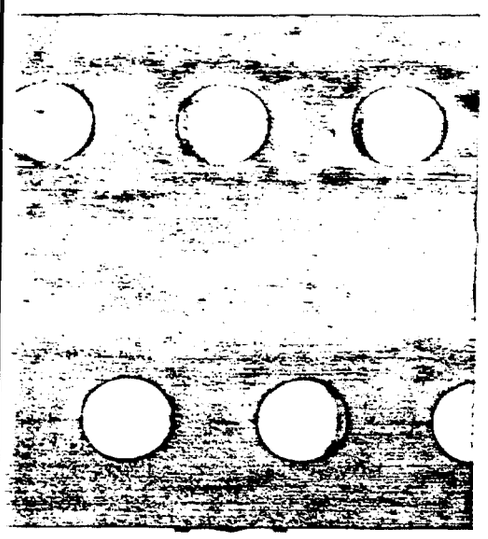
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9434 PAGE 205

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 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 8.00
TOTAL 193.63
CHECK 193.63

08/11/94 01 08:50 0001 6912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80288
IDENTIF. ↑ REFERENCE

94 AUG 11 AM 8:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 823386