BOOK 9474 PG 198

BOX 53

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: August 4, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| THOMAS W. SEALE (NAME) | FIRST INVESTMENT COMPANY (NAME) | MAP 7 |
| 8300 OLD SPRINGFIELD HIGHWAY (ADDRESS) | 4300 EAST BROAD STREET (ADDRESS) | PARCEL |
| GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP) | COLUMBUS, OHIO 43213 (CITY) (STATE) (ZIP) | 29 |

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, PAULINE E. THAXTON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. SEALE, 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 the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being Lot No. 15 on the Subdivision of the W. H. Tinnon's 11.00 acre tract, not of record, described together according to a survey made by J. R. Scott, Surveyor, October 11, 1948, as follows: BEGINNNING in the center line of Old Dickerson Pike at the southwest corner of property conveyed to Maurice P. Frey and wife, by deed from W. C. Moncreif and Company, Inc., of record in Book 1756, page 254, Register's Office for said County; being the corner of Lots Nos. 14 and 15; thence with the line between said two lots, North 37 deg. East 270 feet to the southeast corner of Lot No. 3; thence with the southerly line westwardly 100 feet; thence South 30 deg. West 260 feet to the center line of Old Dickerson Pike; thence with the center of same, South 47 1/4 deg. East 100 feet to the beginning.

Being the same property conveyed to CLARENCE T. THAXTON AND WIFE, PAULINE E. THAXTON, by Deed of record in Book 4518, page 503, Register's Office for Davidson County, Tennessee; the said CLARENCE T. THAXTON having since died, the property vests in PAULINE E. THAXTON, as surviving tenant by the entirety.

93860

IDENTIF. & REFERENCE

94 SEP 26 AM 9:14

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 8300 OLD SPRINGFIELD HIGHWAY, GOODLETTSVILLE, TN 37072
(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 my hand this 16th day of September 19 94

Pauline E. Thaxton
PAULINE E. THAXTON

BOOK 9474 PG 199

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 PAULINE E. THAXTON, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 16th day of September, 1994.

Commission expires August 4, 1996

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

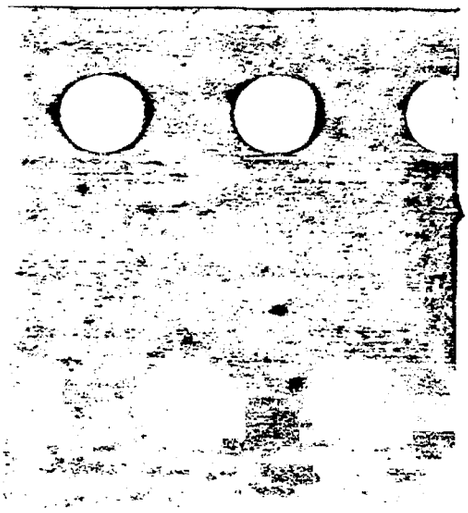
_____
Notary Public

1665 09/26 0101 03CHECK



260-60





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

**RECEIVED OF** _____

**FOR** _____

BOOK **9474** PG **200**

| | | |
|---|---|---|
| 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 68000.00 |
| | | | | CON TX 251.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 260.60 |
| | | | | CHECK 260.60 |
| 09/26/94 | 01 | | | 09:13 0001 1665 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

93860
IDENTIF. ↑ REFERENCE

94 SEP 26 AM 9:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 837946