BOOK 9495 PG 637

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,027.62

Affiam

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Transou	First Investment Company	MAP 72-7
(NAME)	(NAME)	
1149 Kirkland Avenue	4300 East Broad, P. O. Box 749	PARCEL 00700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Columbus, Ohio 43216	15DZ-08980
(CITY) (STATE) (ZIP)	(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, Buddy D. Hinsley and wife, Tammy Hinsley and Roosevelt Hinsley and wife, Margaret Hinsley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Transou, 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:

BEING the easterly 69 feet of Lot No. 34 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said easterly 69 feet of Lot No. 34 fronts 69 feet on the northelry side of Kirkland Drive and runs back between parallel lines with the westrly margin fo Katherine Street, 189.75 feet to a dead line.

BEING the same property conveyed to Buddy D. Hinsley and wife, Tonya R. Hinsley and Roosevelt Hinsley and wife, Margaret Hinsley by deed from Hazel M. Charleton and wife, Michael A. Charleton, of record in Book 7657, Page 494, Register's Office for said County. See also Quitclaim Deed from Tanya Rene Latner Hinsley (a/k/a Tonya R. Hinsley) of record in Book 9495, page 635, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Buddy Hinsley and wife, Tonya R. Hinsley and Roosevelt Hinsley and Margaret Hinsley, to Vicky J. Klein, Trustee, for First Investment Company, dated September 15, 1988, and filed for record in Book 7657, Page 497, Register's Office for said County, with an unpaid principal amount of approximately $49,027.62, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Tammy Hinsley is joining in this conveyance to convey any and all marital rights she may have to said property.

unimproved ( )
This is improved (X) property, known as 1149 Kirkland Avenue, Nashville, TN 37216
(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 14th day of October 19 94

Buddy D. Hinsley

Roosevelt Hinsley

Tammy Hinsley

Margaret Hinsley

BOOK 9495 PG 638

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 Buddy D. Hinsley and wife, Tammy Hinsley and Roosevelt Hinsley and wife, Margaret Hinsley

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 14th day of October, 19 94.

Commission expires May 24, 1997 3-25-95

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 _____ 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

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

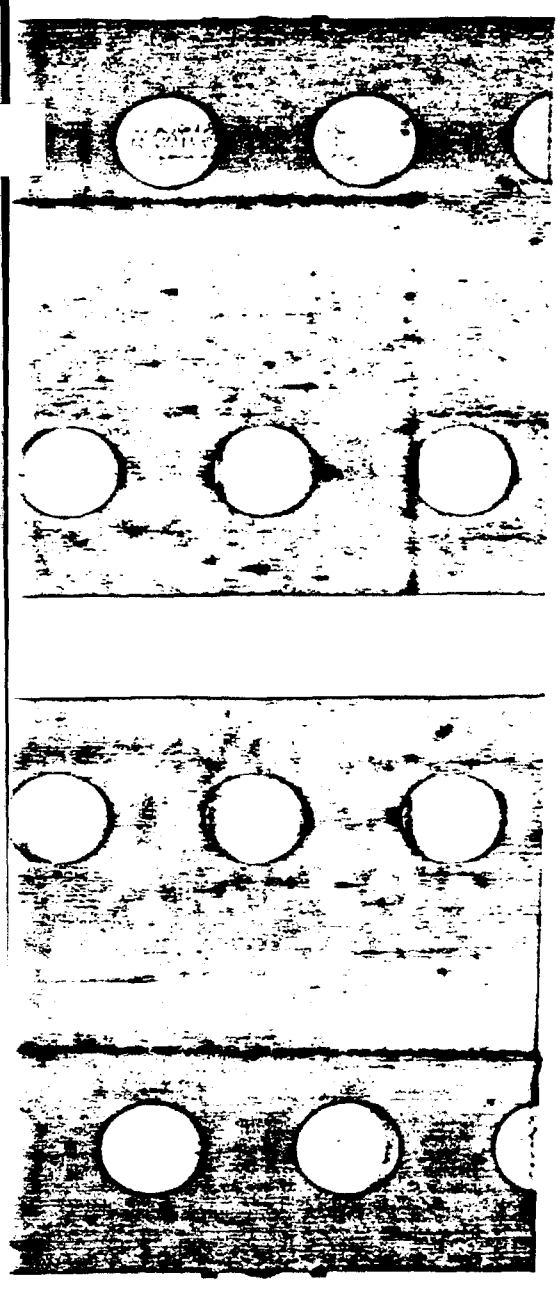
00779

IDENTIF. A REFERENCE

94 OCT 18 AM 9:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9108 10/18 0101 03CHECK 216.31



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9495 PG 639

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	56027.62
CON TX	207.31
PRFEE	1.00
WDEED	8.00
TOTAL	216.31
CHECK	216.31

10/18/94 01 09:49 0001 9108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00779
IDENTIF. & REFERENCE

94 OCT 18 AM 9:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 845298