BOOK 9516 PG 810

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 19 94

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JASON DALE SELLERS	FIRST INVESTMENT COMPANY	3DX289
(NAME) 2845 STEAMBOAT DRIVE	(NAME) 4300 EAST BROAD STREET	62-2-A-176
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE , TN 37214	(STREET ADDRESS) COLUMBUS, OHIO 43213	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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,

IMPERIAL CORP., A TENNESSEE CORPORATION

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

JASON DALE SELLERS AND WIFE, LEE ANN WOMACK-SELLERS

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. 176 ON THE PLAN OF RIVERTRACE ESTATES, SECTION II, PHASE I, OF RECORD IN PLAT BOOK 6900, PAGE 158, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR(S) BY DEED OF RECORD IN BOOK 9165, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

07702
IDENTIF. ↑ REFERENCE

94 NOV 10 AM 8:19
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

This is improved X unimproved property, known as 2845 STEAMBOAT DRIVE , NASHVILLE , TN , 37214
(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 8th day of November, 19 94

IMPERIAL CORP.
BY: WILLIAM H. TOWE, PRESIDENT

STATE OF TENNESSEE
County of
Personally appeared before me,

BOOK 9516PG811

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, WILLIAM H. TOWE in his capacity as President for and on behalf of Imperial Corp., A Tennessee Corporation

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of November 19 94.

Commission expires

10/07/98 W. K. GEORGAS, JR. Notary Public

W. K. GEORGAS NOTARY

WARRANTY DEED

FROM

IMPERIAL CORP., A TENNESSEE CORPORATION

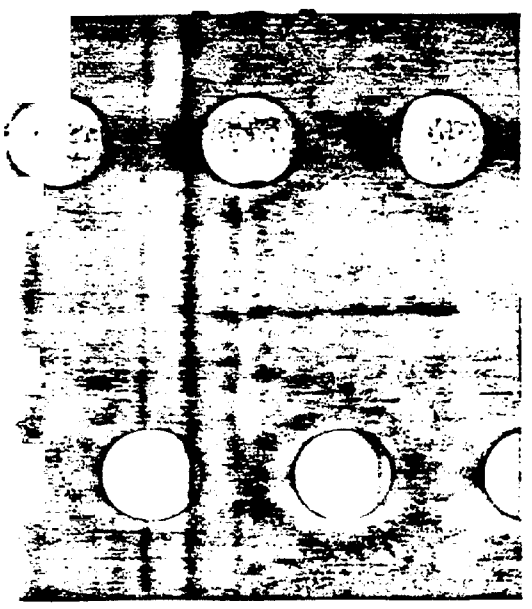
TO

JASON DALE SELLERS AND WIFE,

LEE ANN WOMACK-SELLERS

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

2666 11/10 01:01 CHECK 401.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 9515 PG 812

FOR _____

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
106000.00

CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

11/10/94 01 09:18 0001 2666



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07702
IDENTIF. ↑ REFERENCE

94 NOV 10 AM 8:9

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 852765