This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

Mail

ADDRESS NEW OWNER:
Ron Kirby
3007 Casa Drive
Nashville, Tennessee

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 108 - 7A
PARCEL 6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark E. Williams, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ron Kirby, 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:

> Lot No. 39, Unit 6, in a Horizontal Property Regime as shown on the condominium site plan of Phase I, of Section One, and Two, Patio Villa, as of record in Book 58020, Page 145, Register's Office for Davidson County, Tennessee.

> Being the same property conveyed to Mark E. Williams , by deed from Steven E. Holt of record in Book 6568, Page 181, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Charter of record in Book 6031, Page 493, said Register's Office.

This conveyance is subject to Rules and Regulations of record in Book 7266, Page 827, said Register's Office.

This conveyance is subject to Master Deeds of record in Book 5970, Page 829 and Corrected in Book 6014, Page 978, said Register's Office.

This conveyance is subject to By-Laws of record in Book 5970, Page 861 and Corrected in Book 6015, Page 11 and Book 6406, Page 799, said Register's Office.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Patio Villa, as of record in 5970, Page 829, said Register's Office.

This is improved property known as 3007 Casa Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ron Kirby, Unmarried, their heirs and assigns, forever; and we, Mark E. Williams, Unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 20th day of January, 1995.

Mark E. Williams

Mark E. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark E. Williams, Unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of January, 1995.

Louise N. Tyres
NOTARY PUBLIC

LOUISE N. TYRES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/25/98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 44,000.00.

Ron Kirby
AFFIANT

Subscribed and sworn to before me this 20th day of January, 1995.

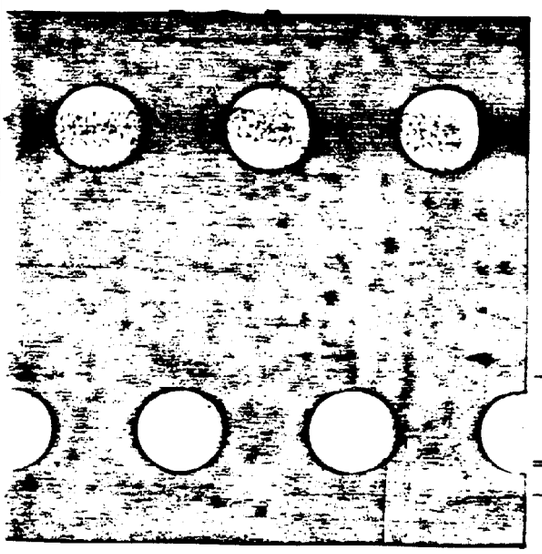
Louise N. Tyres
NOTARY PUBLIC
My Commission Expires: 4/25/98

LOUISE N. TYRES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

27599
IDENTIF. & REFERENCE

95 JAN 24 AM 10:21
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4622 01/24 0101 03CHECK 171.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

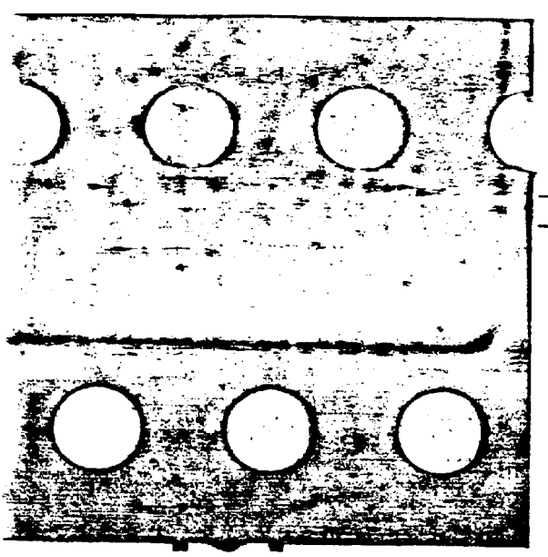
RECEIVED OF _____

FOR _____

BOOK 9577 PG 336

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 44000.00
CON TX 162.80
PRFEE 1.00
UDFEE 8.00
TOTAL 171.80
CHECK 171.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/24/95 01 10:21 0001 4622

27599
IDENTIF. ↑ REFERENCE

95 JAN 24 AM 10:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 874428