FILE BOX 45

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,297.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 95

Notary Public

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

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
John D. Denton	First Investment Company	MAP 50-10
(NAME)	(NAME)	
2928 Owendale Drive	4300 East Broad, P. O. Box 749	PARCEL 128
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbus, Ohio 43216	
(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, Robert Duplichan and wife, Sandy L. Duplichan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton and B P Calvin

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 Lot No. 37, on the plan of Village by the Creek, Section 3, Revised, of record in Plat Book 5200, Page 785, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert Duplichan and wife, Sandy L. Duplichan by deed from Adric J. Lane and wife, Gaynell Lane, of record in Book 9393, Page 602, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by William M. Owen, Jr. and wife, Rose Ann Owen, to Richard A. Northcutt, Trustee, for First Investment Company, dated October 24, 1986, and filed for record in Book 7023, Page 871, Register's Office for said County, with an unpaid principal amount of approximately $ 63,297.05, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Subject to a Deed of Trust executed by Dr. Rupert A. Francis to Gerald F. Nicely, Trustee for Metropolitan Development & Housing Agency, dated February 12, 1993, and filed for record in Book 8868, Page 367, in the original principal amount of $15,921.00, which the grantees herein hereby assume.

unimproved ( )
This is improved (X) property, known as 304-306 Hawkview Court, Nashville, TN 37207
(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 27th day of January 19 95

Robert Duplichan

Sandy L. Duplichan

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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 Robert Duplichan and wife, Sandy L. Duplichan

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 27th day of January, 1995.

Commission expires March 25, 1995

Notary Public

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

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

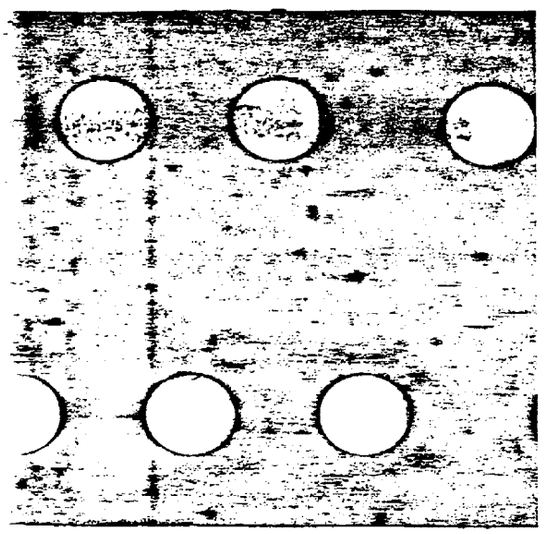
6809 01/31 0101 03CHECK 243.19

29609

IDENTIFICATION REFERENCE

95 JAN 31 PM 1:49

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

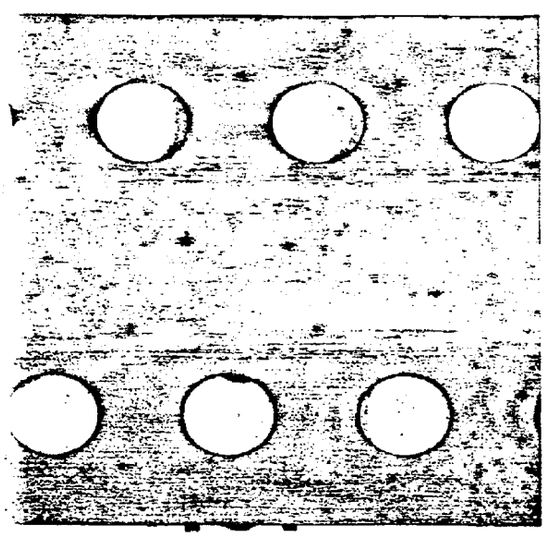
RECEIVED OF _____

FOR _____

BOOK 9582 PG 657

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	63297.05
CON TX	234.19
PRFEE	1.00
WDEED	8.00
TOTAL	243.19
CHECK	243.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 001 6809

29609
IDENTIF. & REFERENCE

95 JAN 31 PM 1:49

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

No. 876577