This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Jozella M. Temple and husband, Russell Temple
1901 20th Avenue, South
Nashville, Tennessee 37212-3711

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 061-10
PARCEL 023

MORTGAGEE:
First Investment Company
4300 E. Broad Street
P. O. Box 749
Columbus, Ohio 43216-0749

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust made by Arthur Greenberg and wife, Patricia Greenberg, to Richard A. Northcutt, Trustee, dated March 27, 1987, and recorded in Book 7186, page 859, Register's Office for Davidson County, Tennessee, in favor of First Investment Company, and assumed by the herein named grantor by deed of record in Book 9014, page 594, said Register's Office, Howard L. Gibson, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Jozella M. Temple and husband, Russell Temple ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Re-subdivision of Lot No. 237, Maplewood Heights Second Subdivision, of record in Book 5190, page 606, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Howard L. Gibson, unmarried, by deed from Arthur Greenberg and wife, Patricia Greenberg of record in Book 9014, page 594, Register's Office for Davidson County, Tennessee.

This is improved property known as 3836A Hutson Avenue, Nashville, TN 37216.

This conveyance is made subject to the following:

1. Real estate taxes for the current year, which have been prorated and assumed by Grantee;

2. All matters shown on the Plan of record in Book 5190, page 606, said Register's Office;

3. Shared Driveway Covenant of record in Book 7186, page 851, said Register's Office; and

4. Deed of Trust executed by Arthur Greenberg and wife, Patricia Greenberg, to Richard A. Northcutt, Trustee, dated March 27, 1987, and recorded in Book 7186, page 859, said Register's Office, in favor of First Investment Company, which states that it secures a debt in the principal sum of $43,950.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

By their signatures below, Grantees hereby agree to assume the payment of the indebtedness herein described, to make all payments due

thereunder in a timely manner, and to abide by the terms of said deed of trust.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors 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.

Witness my hand this the 28th day of February, 1995.

95 MAR -1 PM 12:01
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
38176

Howard L. Gibson

Jozella M. Temple

Russell Temple

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Howard L. Gibson, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1995.

Notary Public

My Commission Expires: 9/16/95

6125 03/01 0101 03CHECK 176.61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jozella M. Temple and husband, Russell Temple**, 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 28th day of February, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

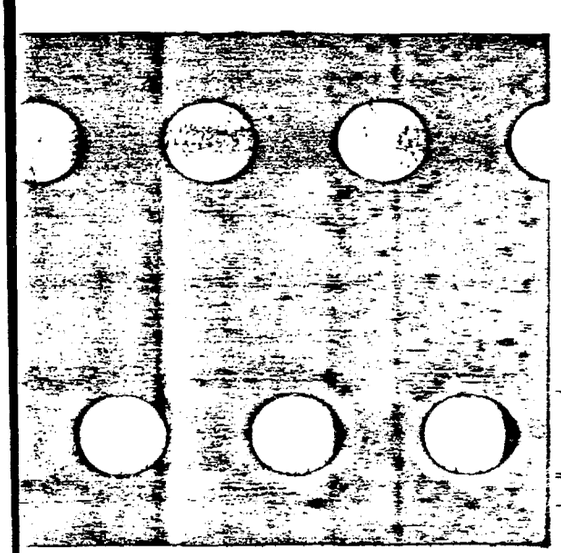
The actual value or consideration, whichever is greater, for this transfer is $45,325.24.

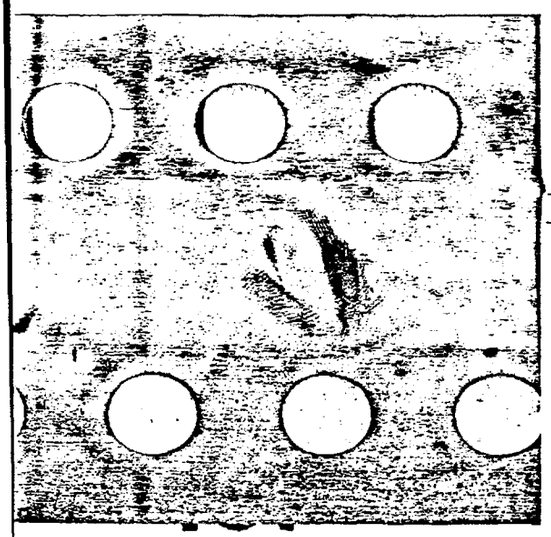
Affiant

Subscribed and sworn to before me this 28th day of February, 1995.

Notary Public

My Commission Expires: 3/22/97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9607 PG 365

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 45325.24
CON TX 167.61
PRFEE 1.00
WDEED 8.00
TOTAL 176.61
CHECK 176.61

03/01/95 01 12:02 0001 6125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38176
IDENTIFICATION REFERENCE

95 MAR -1 PM 12:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 885783