BOOK 9610 PG 973

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Janet C. Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 95

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(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
Janet C. Byrd (NAME)	First Investment Company (NAME)	MAP 86-12
441 Rockwood Drive (ADDRESS)	4300 East Broad, P. O. Box 749 (ADDRESS)	PARCEL 16
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (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, John W. Hawkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet C. Byrd, 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 Lot No. 13, on the plan of Hermitage Woods, Section 3, of record in Plat Book 5050, Page 110, 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 John W. Hawkins by deeds from Deborah Haven, Linda Webber, Richard Way and Donna Way, heirs of the Estate of Sandra M. Way, of record in Book 9555, Page 930, Book 9555, Page 933, and Book 9555, Page 936, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5211, Page 812, Book 5239, Page 850, and Book 6145, Page 135, Register's Office for said County.

Power of Attorny of record in Book 9555, Page 939, Register's Office for said County.

95 MAR -3 PM 2:24
FELIX A. ... JR. REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 39267

unimproved ( )
This is improved (X) property, known as 441 Rockwood Drive, Hermitage, TN 37076
(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 1st day of March, 19 95

John W. Hawkins by Barney Hawkins -Atty-in-fact

John W. Hawkins

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9610 PG 974

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Hawkins, 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March 19 95.

Commission expires May 24, 1997

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 _____ 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

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, Barney Hawkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of John W. Hawkins as his Attorney in Fact as the free act and deed of the within named John W. Hawkins.

Witness my hand and official seal at Nashville, Tennessee, the 1st day of March, 1995.

My Commission Expires: 5/24/97

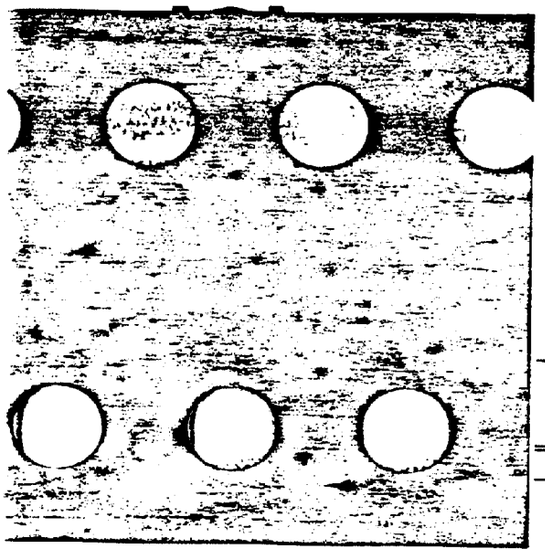
Patricia Nichols

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

7283 03/03 0101 03CHECK

238.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

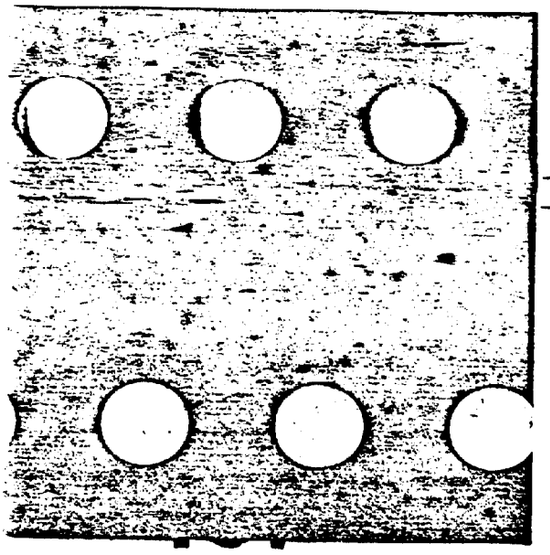
RECEIVED OF _____

FOR _____

BOOK 9610 PG 975

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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/95 01 14:25 0001 7283

39267
IDENTIF. & REFERENCE

95 MAR -3 PM 2:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886931