BOOK 9629 PG 827

STATE OF TENNESSEE
COUNTY OF SUMNER

95-1155A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,395.80

David Witt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 95.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Witt	First Investment Company	52-8
(NAME)	(NAME)	
304 Bonnacroft Drive	P. O. Box 749	86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN. 37076	Columbus, OH 43216	11D 90696
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, Daniel A. Hixon, Jr. and wife, Doris W. Hixon

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

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. 172 on the Plan of Sequoia Valley, Section IV, of record in Plat Book 5200, page 215, Register's Office for DAVIDSON County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Daniel A. Hixon, Jr. and wife, Doris W. Hixon by deed from Robert W. Slate and wife, Ruth N. Slate, filed of record in Book 6083, page 423, Register's Office for DAVIDSON County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7331, page 59, of the Register's Office for DAVIDSON County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This is improved property known as 1213-1215 Sioux Terrace, Madison, TN. 37115

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 their hands this 23rd day of March, 19 95.

Daniel A. Hixon, Jr.

Doris W. Hixon

95-1155A

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Daniel A. Hixon, Jr. the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville Tennessee on this the 23rd day of March, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Daniel A. Hixon, Jr. and wife, Doris W. Hixon

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 Hendersonville Tennessee, this 23rd day of March, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

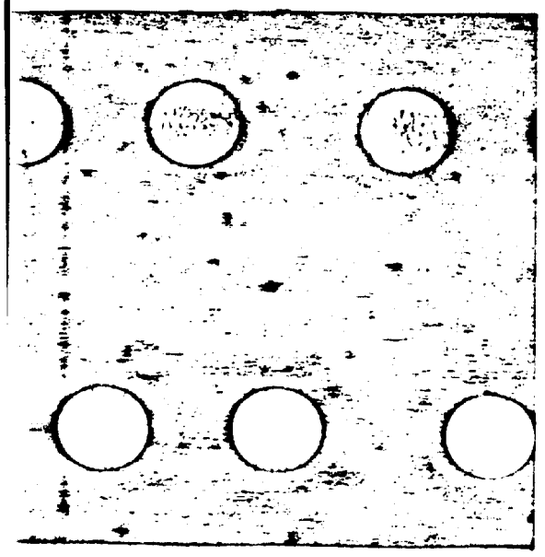
4799 03/29 0101 03CHECK 213.98

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 MAR 29 AM 8:57

46030

IDENTIF. & REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

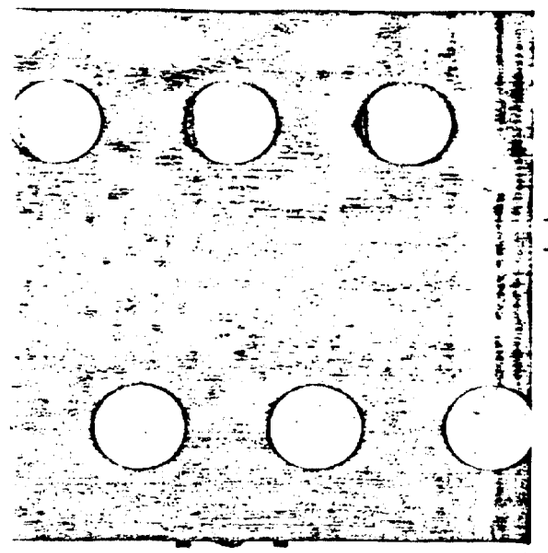
RECEIVED OF _____

FOR _____

BOOK 9629 PG 829

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 55395.80
CON TX 204.98
PRFEE 1.00
MISC 8.00
TOTAL 213.98
CHECK 213.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/95 01 08:59 0001 4799

46030
IDENTIF. # REFERENCE

95 MAR 29 AM 8:57

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

No. 894347