# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 7-24-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alan M. Dean | First Investment Company | MAP 149-2 B |
| (NAME) | (NAME) | |
| 648 Piccadilly Row | 4300 E. Broad Street | PAR 22 CO |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 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, Joyce Siegel Waltz and husband, Richard Waltz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan M. Dean and wife, Pauline L. Dean and Peter D. Dean and wife, Susan A. Dean

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:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce K. Siegel, unmarried, by deed from Permanent Mortgage Services, Inc., of record in Book 7642, page 261, said Register's Office. The said Joyce K. Siegel has since married and is now known as Joyce Siegel Waltz.

Richard Waltz joins in signing this Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to any and all easements and restrictions of record.

53537

IDENTIFICATION REFERENCE

95 APR 21 AM 9:05

PELLA [illegible] REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

[illegible] 04/21 0101 03 CHECK 464.10

This is unimproved ( ) This is improved (X) property, known as 648 Piccadilly Row, Antioch, Tennessee 37013
(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 19th day of April 19 95

Joyce Siegel Waltz

Richard Waltz

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 Joyce Siegel Waltz and Richard Waltz

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 19th day of April, 19 95.

Commission expires 7-2-97

Notary Public

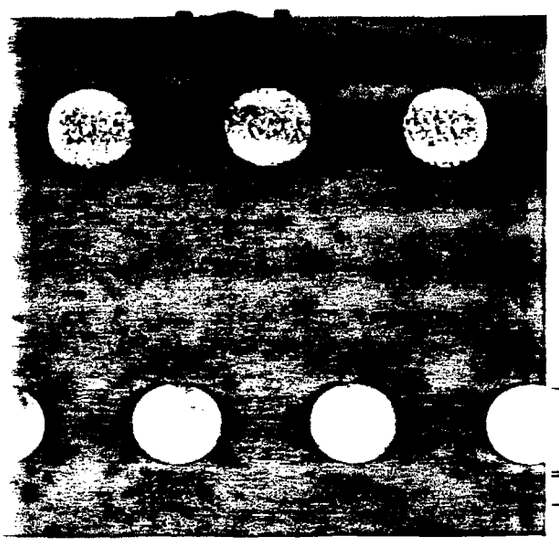
STATE OF TENNESSEE
COUNTY OF

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 2-2-97

Notary Public



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

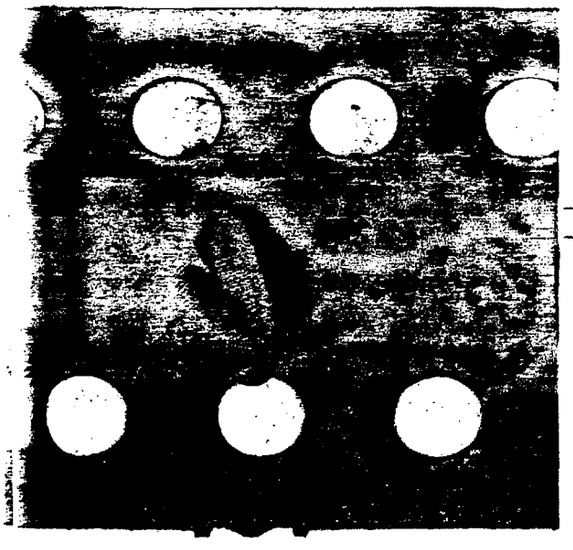
RECEIVED OF _____

FOR _____

BOOK 9651 PG 116

| | | |
|---|---|---|
| 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 123000-00
CON TX 455-10
[illegible] BANK 1-00
MDEED 8-00
TOTAL 464-10
CHECK 464-10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/95 01 09:04 0001 3061

53537
IDENTIF. & REFERENCE

95 APR 21 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 902522