BOOK 9669 PG 662

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Richard T. Foust, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 95

NOTARY PUBLIC AT LARGE — DAVIDSON CO. TENNESSEE

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
Richard T. Foust, Sr. (NAME)	First Investment Company (NAME)	MAP 161-1-A
5314 Edmondson Pike (ADDRESS)	4300 East Broad, P. O. Box 749 (ADDRESS)	PARCEL 56CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	06DU81757

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, BVT Country Place, LTD, a partnership composed of BVT Properties, Inc. and Harold von Scharfenberg,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard T. Foust, Sr., 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 Unit No. 6, on the plan of Danbury Condominiums, of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to BVT Country Place, LTD by deed from Richard Schmidt, of record in Book 5873, Page 908, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws of record in Book 6612, page 72, said Register's Office.

Power of Attorney of record in Book 10188, Page 1087, Register's Office for said County.

95 MAY 11 PM 12:44
FELIX Z. BRANSFORD REGISTER
DAVIDSON COUNTY, TN.

59820
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 5314 Edmondson Pike, Nashville, TN 37211
(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 8th day of May 19 95

BVT Country Place, LTD
By: Secretary
BVT Properties, Inc., Parter
By: Vice President
Harold von Scharfenberg, Partner

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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 Bernadette J. Scott, who acknowledged hereself to be the Secretary of BVT Propeties, Inc., (a partner of BVT Country Place, LTD), the within named bargainor, and that she as such secretary of BVT Properties, Inc. executed the within document for the purposes therein contained by signing the name of the corporation by the said Bernadette J. Scott as such Secretary.

My Commission Expires: 5-24-97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 Willie K. Davis, 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 Harold von Scharfenberg, Parter of BVT Country Place, LTD, as his Attorney in Fact, as the free act and deed of the within named Harold von Scharfenberg.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 1995.

My Commission Expires: My Commission Expires July 25, 1998

Notary Public

CARL MOSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

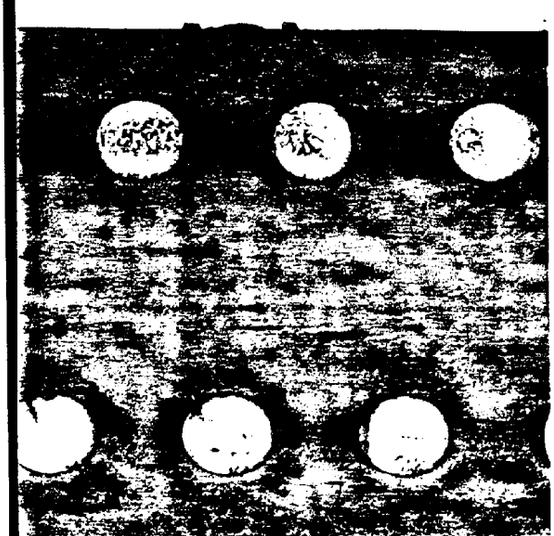
9970 05/11 0101 03CHECK

142-20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

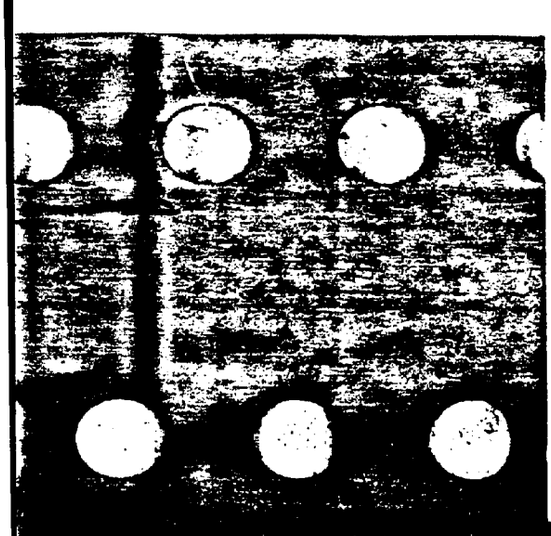
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

05/11/95 01 12:43 0001 9970



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59820
IDENTIF. & REFERENCE

95 MAY 11 PM 12:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909355