BOOK 9714 PG 822

File Box 7 * 33553
PREPARED BY:
SATURN & MAZER TITLE SERVICES, INC.
212 3rd AVENUE NORTH
NASHVILLE, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 122,700.00
Edwin M. Nelson Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF June 19 95
Notary Public
MY COMMISSION EXPIRES May 9, 1998
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER
Edwin M. Nelson, Jr. (NAME)	First Investment Company (NAME)	104-15-108
2601 Sunset Place (ADDRESS)	4300 East Broad Street (ADDRESS)	24W 9810
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Columbus, OHIO 43213 (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, Kenneth R. Penny and wife, Lisa Marie Penny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin M. Nelson, Jr. and Bronwyn G. Wallace

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 the easterly one-half of Lot No.21 on the map of Sunset Park, of record in Book 332, page 132, Register's Office for said County, to which instrument reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Kenneth R. Penny and wife, Lisa Marie Penny by deed from Norma Jacque Haworth of record in Book 9556, Page 559, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

0074220
IDENTIF. & REFERENCE

95 JUN 28 PM 1:24
REGISTER
DAVIDSON CO., TN.

RLB 3: 28 Jul 95 CHECK 462.99

unimproved ( )
This is improved (X) property known as 2601 Sunset Place, Nashville, TN 37212
(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 hands this 21st day of June, 19 95

Kenneth R. Penny

Lisa Marie Penny

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 Kenneth R. Penny and wife, Lisa Marie Penny

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 [illegible] Tennessee, this 21st day of June, 95.

Commission expires [illegible]

Notary Public

ALAN L. BAUMANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

WARRANTY DEED

FROM

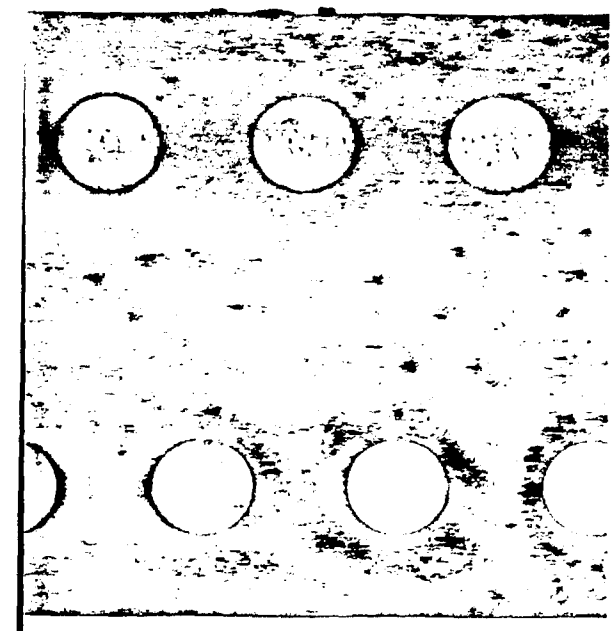
Kenneth R. Penny and wife, Lisa Marie Penny

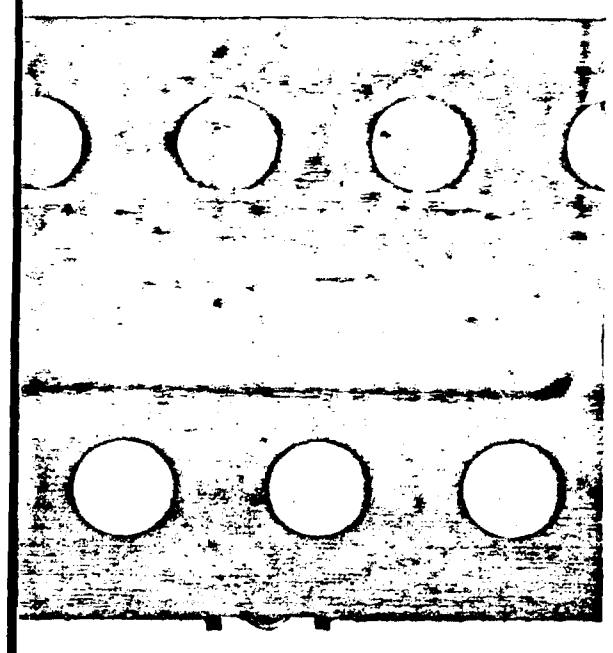
TO

Edwin M. Nelson, Jr. and Bronwyn G. Wallace

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9714 PG 824

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

AMT
122700.00
CON TX 453.99
PRFEE 1.00
WDEED 8.00
462.99
CHECK 462.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/28/95 01 13:24 0001 5818

0074220
IDENTIF. ↑ REFERENCE

95 JUN 28 PM 1:24

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 925000