9719 609

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 11-19-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DANIEL A. VAN BRACKLE (NAME)	FIRST INVESTMENT COMPANY (NAME)	90-12-358
4407 PARK AVENUE (ADDRESS)	4300 EAST BROAD STREET (ADDRESS)	8DA-29710
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	COLUMBUS, OH 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, I. DYKE TATUM AND WIFE, JANET TATUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL A. VAN BRACKLE AND WIFE, CYNTHIA L. VAN BRACKLE,

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. 2, on the Plan of J. F. Ivy Subdivision, of record in Plat Book 5190, page 720, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to I. Dyke Tatum and wife, Janet Tatum, by deed from David M. Shearon and wife, Patricia A. Shearon, of record in Book 6198, page 202, 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 Grantee(s) to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7153, page 522, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee(s).

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
improved (X) property, known as 6381 & 6383 IVEY STREET, NASHVILLE, TN 37209
(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 29th day of June 19 95

I. DYKE TATUM

JANET TATUM

STATE OF TENNESSEE
COUNTY OF [illegible]

9719-610

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

the bargainor [illegible], with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE [illegible], Tennessee, this [illegible] day of [illegible] 19 95.

Commission expires [illegible]

[illegible]
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, [illegible] a Notary Public within and for the State and County aforesaid, personally appeared [illegible] and [illegible] with whom I am personally acquainted and who upon [illegible] oath(s) acknowledged [illegible] to be the [illegible] and [illegible] respectively of the [illegible] the within named bargainor, and corporation, and that [illegible] as such [illegible] and [illegible] being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said [illegible] as such [illegible], and attesting the same by the said [illegible] as such [illegible].

Witness my hand and official seal at office at [illegible] on this the [illegible] day of [illegible] 19[illegible].

My commission expires [illegible]

[illegible]
Notary Public

0075604

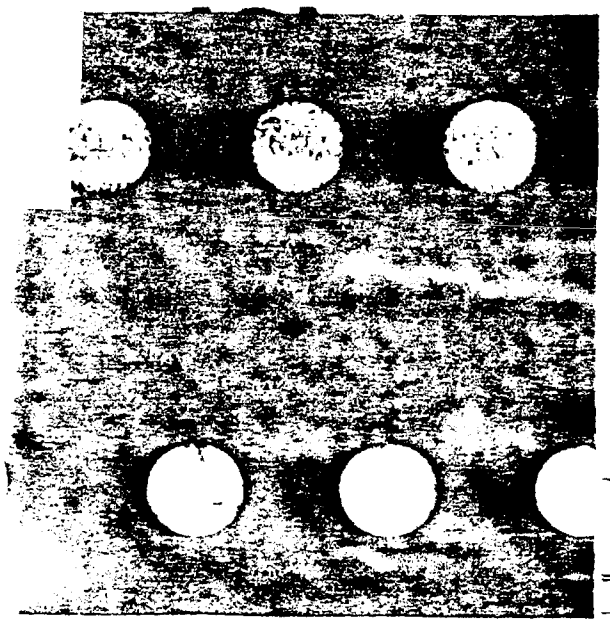
IDENTIF. # REFERENCE

95 JUL -3 AM 11:07

REGISTER
DAVIDSON COUNTY, TN.

7330 07/03 0101 03CHECK

231.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

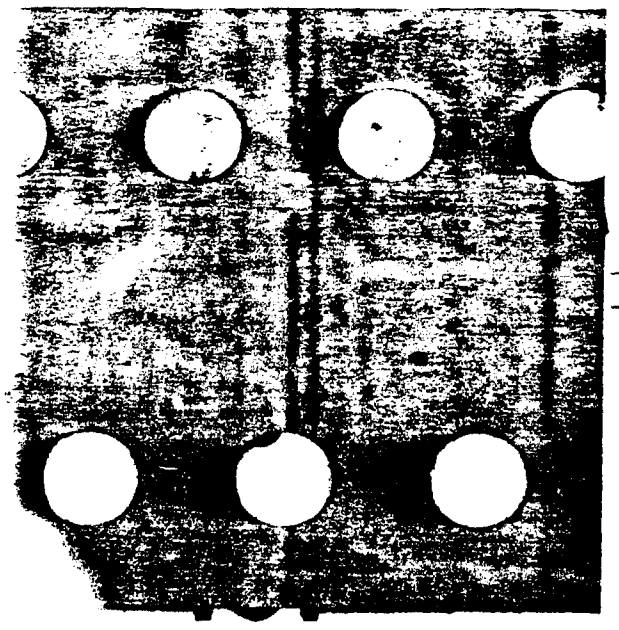
RECEIVED OF _____

FOR _____

BOOK 9719 PG 611

CO CONVEYANCE	CT 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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

07/03/95 01 11:09 0001 7330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075604
IDENTIF. # REFERENCE

95 JUL -3 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926488