0106124

IDENTIF. ↑ REFERENCE

Name and Address of Owner:

Ohio Farmers Insurance Company
One Park Circle, P. O. Box 5001
Westfield Center, OH 44251-5001

Prepared By:

Edward L. Lytle
Attorney at Law
Westfield Center, OH 44251

95 SEP 28 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Send Tax Bills to:

Ohio Farmers Insurance Company
One Park Circle, P. O. Box 5001
Westfield Center, OH 44251-5001
Attn: Controller

Map and Parcel Nos.:

Map No. 150-07
Parcel No. 353

BOOK 9809 PG 526

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, MARY LEE RUSSELL, an unmarried person, hereinafter called the Grantor, her heirs and assigns, has this day bargained and sold, and by these presents does transfer and convey unto OHIO FARMERS INSURANCE COMPANY, an Ohio corporation, hereinafter called the Grantee, its successors and assigns, the following described premises located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of The County, Section 6A, of record in Book 5200, page 667, said Register's Office.

Said Lot No. 226 fronts 74.47 feet on the northeasterly margin of Country Lawn Drive and extends back 97.88 feet on the northerly line and 148.05 feet on the southerly line to a dead line in the rear, measuring 132.30 feet thereon.

Being the same property conveyed to the Grantor by D. B. Tune and Ann B. Tune, husband and wife, by Warranty Deed of record in Warranty Book 9012, page 729 and 730, Register's Office, Davidson County, Tennessee.

This is improved property known as 3105 Country Lawn Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

Grantor does hereby covenant with the said Grantee that Grantor is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except for the lien of 1995 real property taxes, which taxes are to be prorated between the parties herein and which Grantee agrees to pay, and except as otherwise set out herein. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, its successors 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 2nd day of May, 1995.

Mary Lee Russell
Mary Lee Russell

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

On this 2nd day of May, 1995, before me personally appeared Mary Lee Russell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public Miles J. Tate
My commission expires: 1/25/97

STATE OF OHIO)
) SS
COUNTY OF MEDINA)

I do hereby swear or affirm on behalf of Ohio Farmers Insurance Company that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

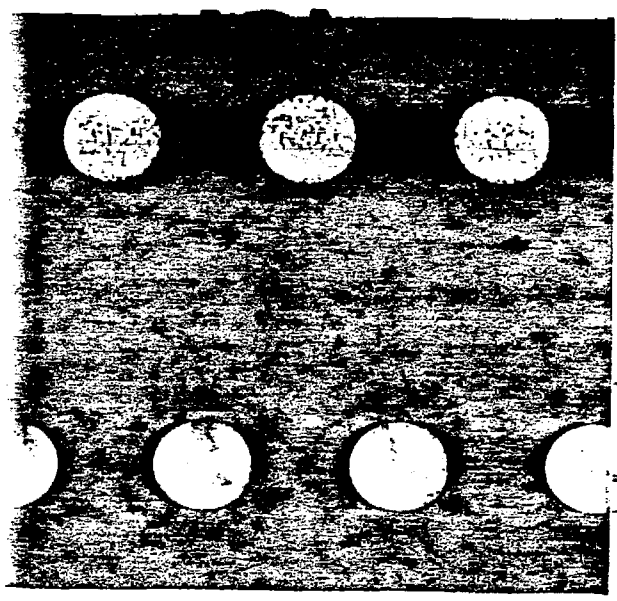
Ohio Farmers Insurance Company
By: Edward L. Lytle
Edward L. Lytle

Sworn to and subscribed before me, this 3rd day of May, 1995.

Linda L. Myers
Notary Public
My commission expires: [illegible]

LINDA L. MYERS, Notary Public
Stark County
State of Ohio
My Commission Expires [illegible]

0314 09/28 0101 03CHECK 339.23



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

RECEIVED OF _____

FOR _____

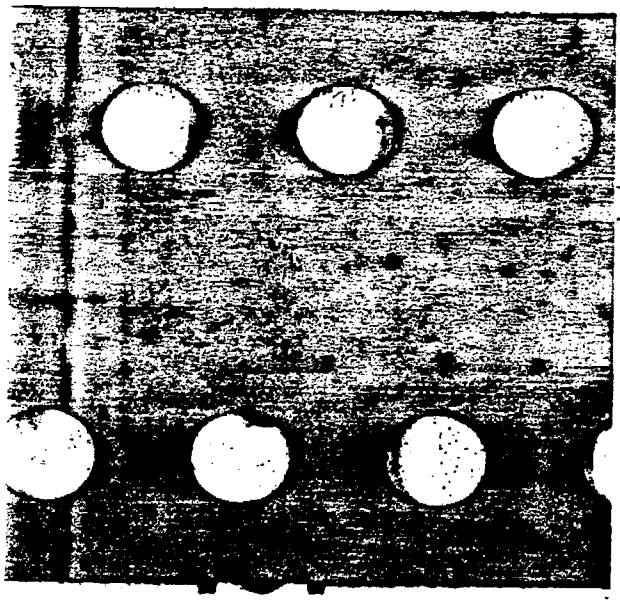
BOOK 9809 PG 528

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 89250.00
CON TX 330.23
PRFEE 1.00
WDEED 8.00
TOTAL 339.23
CHECK 339.23

09/28/95 01 12:26 0001 0314



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 SEP 28 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0106124
IDENTIF. ↑ REFERENCE

No. 959118