WARRANTY DEED

RE-RECORD
FOR 9836PG453

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SVEN VANPELT	FIRST INVESTMENT COMPANY	MAP 51-13
(NAME)	(NAME)	
3516 & 3518 SLATE DRIVE	P.O. BOX 729	PARCEL 8.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, Tennessee 37207	COLUMBUS, OH 43216-0729	12DZ-16304
(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, JON C. CLOUSE AND WIFE, HARRIET VANPELT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SVEN VANPELT AND WIFE, CHRISTINA VANPELT

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. 6 on the Plan of Walton Lane Estates of record in Book 5200, page 551, said Register's office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jon C. Clouse and wife, Harriet VanPelt by deed from Bill Dorris, unmarried of record in Book 9659, page 752, Register's office of Davidson County, Tennessee.

This conveyance is subject to the assumption and agreement to pay the balance owed on a promissory note in the original principal amount of $59,000.00, and secured by a Deed of Trust of record in Book 7874, page 147, said Register's Office; restrictive covenants of record in Book 5200, page 551, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

The Grantees herein by their signatures below hereby agree to pay the above referenced note and Deed of Trust according to its terms and conditions.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTORS HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

3779 10/19 0101 03CHECK 240.25

This is improved (X) property, known as 3516 & 3518 SLATE DRIVE, NASHVILLE, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 11th day of October 19 95

GRANTORS:

JON C. CLOUSE

HARRIET VANPELT

GRANTEES:

SVEN VANPELT

CHRISTINA VANPELT

RE-RECORD

BOOK 9836 PG 457 BOOK 9833 PG 16

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 JON C. CLOUSE AND WIFE, HARRIET VANPELT

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 11th day of October, 1995.

Commission expires June 10, 1998

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 SVEN VANPELT AND WIFE, CHRISTINA VANPELT, 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 11th day of, October, 1995.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires 6/10/98

011035

IDENTIFICATION REFERENCE

95 OCT 19 PM 3:18

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD

011534.2

IDENTIFICATION REFERENCE

95 OCT 24 AM 10:19

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

359 10/24 0101 03CHECK

8.00