FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,163.72

Affiant

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

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

BK 9840 PG 739

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
Wells A. Smith (NAME)	First Investment Company (NAME)	MAP 95-8
148 Spring Valley Road (ADDRESS)	4300 East Broad, P. O. Box 749 (ADDRESS)	PARCEL 117
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (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, Leslie D. Oliver and wife, Karen H. Oliver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wells A. Smith

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 part of Lot No. 109 on the Plan of a part of Bluefields, as of record in Book 843, Page 34, Register's Office for Davidson County Tennessee, described partly according to a survey by George W. Watkins, Surveyor, May 20, 1957, as follows: Beginning at an iron pin on the southerly margin of Spring Valley Road at the corner of Lots Nos. 107 and 109; thence with the line between said two lots, South 2 deg. West 380.3 feet, more or less, to the northeast corner of that part of Lot No. 109 conveyed to Simon J. Dickerson and wife, by deed from George B. Niederhauser and wife, of record in Book 2739, Page 459, said Register's Office; thence with the northerly line of said Dickerson property, North 89 deg. 35' West 90 feet to the southeast corner of the property conveyed to William G. Gray and wife, by deed form Irving S. Schulman, et al., of record in Book 2910, page 203, said Register's Office; thence with the easterly line of said Gray property, northwardly 363 feet, more or less, to the southerly margin of Spring Valley Road; thence with said Road, eastwardly 112.5 feet to the beginning.

BEING the same property conveyed to Leslie D. Oliver and wife, Karen H. Oliver by deed from Gustavo Palacio and wife, Angela V. Palacio, of record in Book 9023, Page 713, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Leslie D. Oliver and wife, Karen H. Oliver, to I. Dyke Tatum, Esquire, Trustee, for First Investment Company, dated July 16, 1993, and filed for record in Book 9252, Page 845, Register's Office for said County, with an unpaid principal amount of approximately $ 100,163.72, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 148 Spring Valley Road, Nashville, TN 37214
(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 19th day of October 19 95

Leslie D. Oliver

Karen H. Oliver per power of attorney in fact

STATE OF TENNESSEE
COUNTY OF

BOOK 9840 PG 740

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, Leslie D. Oliver , 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 Karen H. Oliver as her Attorney in Fact as the free act and deed of the within named Karen H. Oliver . Witness my hand and official seal at Nashville , Tennessee the 19th day of October, 1995 .

My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 Leslie D. Oliver , 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 for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 1995 .

My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

0116609

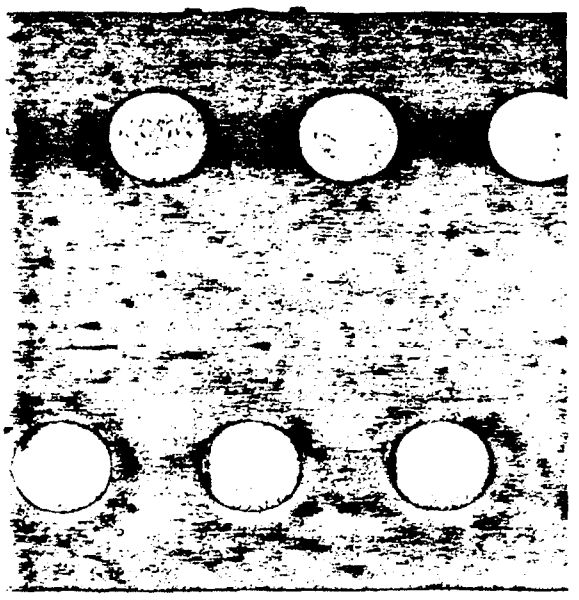
RECEIVED FOR REFERENCE

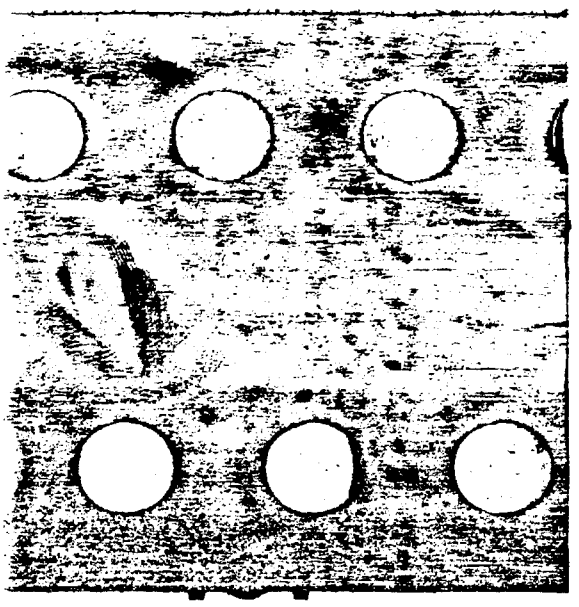
95 OCT 27 PM 2:33

FELIX Z. WILSCHLI REGISTER
DAVIDSON COUNTY, TN

1506 10/27 2101 03CHECK

379.61





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9840 PG 741

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

DRFT
100163.72
DON TX 370.61
PRFEE 1.00
MTEED 8.00
TOTAL 379.61
CHECK 379.61
10/27/95 01 14:33 0001 1606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 OCT 27 PM 2:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01116689
IDENTIFICATION REFERENCE

No. 970270