First Title & Escrow Co., Inc.
Box # 9B

WARRANTY DEED

BOOK 9851 PG 136

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13426

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DARIUSH RAD	FIRST REPUBLIC MORTGAGE	78
(NAME)	(NAME)	
4594 Old Hickory Boulevard	6012 Wilmington Pike	17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Dayton, Ohio 45459	13D50110
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, W. RANDALL SEXTON AND WIFE, NELLIE RUTH WARD SEXTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARIUSH RAD AND WIFE, FELICIA RAD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

0120926 IDENTIF. ↑ REFERENCE

95 NOV -8 AM 10:15
FEE $ TAX $
DAVIDSON COUNTY, TN.

6158 11/08 0101 03CHECK 623.50

unimproved ( ) This is improved (XX) property, known as XX 4594 Old Hickory Boulevard, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of October, 19 95

W. Randall Sexton
W. RANDALL SEXTON

Nellie Ruth Ward Sexton
NELLIE RUTH WARD SEXTON

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 9854 PG 137

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. RANDALL SEXTON AND WIFE, NELLIE RUTH WARD SEXTON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of October, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 95.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM W. RANDALL SEXTON AND WIFE, NELLIE RUTH WARD SEXTON

TO DARIUSH RAD AND WIFE, FELICIA RAD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TRACT NO. I
Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith Engineers, December 13, 1965, and Southern Land & Associates, Inc., April 7, 1978, as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Boulevard, at the Northwest corner of the property conveyed to Wilburn Earl Harrison and wife, by deed from Joe W. Collier, et al, of record in Book 4390, page 261, Register's Office for Davidson County, Tennessee; thence with Harrison's Northerly line southeasterly 553 feet to an iron pin; thence northeasterly 245 feet to an iron pin at the southeast corner of the property conveyed to Peter K. Nikonovich and wife, Slyia Jean Nikonovich, by deed from William D. Johnson and wife, Virgie M. Johnson, of record in Book 4447, page 360, Register's Office for Davidson County, Tennessee; thence with Johnson's southerly line northwesterly 567 feet to an iron pin in the easterly margin of Old Hickory Boulevard; thence southerly 248 feet to the beginning.

Being the same property conveyed to W. Randall Sexton by deed from Gary Fillman and wife, Patricia Fillman, of record in Book 6558, page 54, Register's Office for Davidson County, Tennessee. W. Randall Sexton, having conveyed a one-half undivided interest to Nellie Ruth Ward, unmarried, by quitclaim deed of record in Book 6850, page 652, Register's Office for Davidson County, Tennessee. The said W. Randall Sexton and Nellie Ruth Ward having since married.

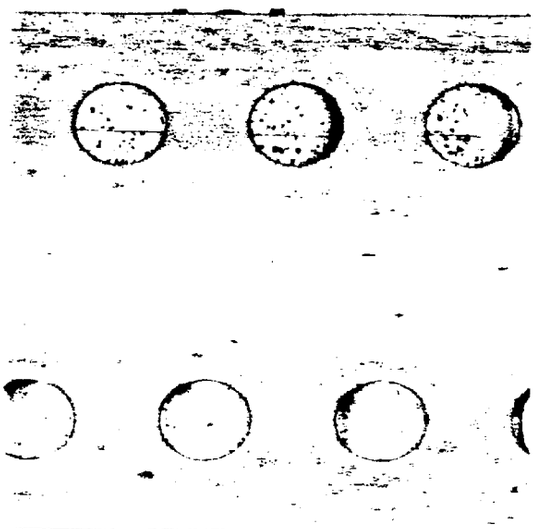
TRACT II
Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith, Engineers, December 13th, 1965 as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd., at the southwest corner of the property conveyed to Arthur M. Mayernick and wife by deed from Joe W. Collier et al., of record in Book 4001, Page 385, Register's Office for Davidson County, Tennessee; thence with the Mayernick's southerly line South 84 deg. 12 min. East 565 feet to an iron pin; thence South 15 deg. 32 min. West 245 feet to an iron pin; thence North 85 deg. 00 min. West 567 feet to an iron pin in the easterly margin of Old Hickory Blvd.; thence with said Blvd., northerly 248 feet to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Dennis Randall Sexton and W. Randall Sexton by deed from Peter K. Nikonovich and wife, Sylvia Jean Nikonovich of record in Book 6638, page 265, Register's Office for Davidson County, Tennessee. The said Dennis Randall Sexton having conveyed his interest to W. Randall Sexton and wife Nellie Ruth Sexton by deed of record in Book 8387, page 654, Register's Office for Davidson County, Tennessee.

Nellie Ruth Ward Sexton being one and the same as Nellie Ruth Ward and Nellie Ruth Sexton.

EXHIBIT "A"



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

RECEIVED OF _____

FOR _____

BOOK 9854 PG 139

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
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 12.00
TOTAL 623.50
CHECK 623.50

~~11/08/95 01 10:16 0001 6158~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0120926
IDENTIF. # REFERENCE

95 NOV -3 AM 10:15
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 974762