BOOK 9931 PG 616

WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,004.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 96

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) May 24, 1997

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert L. Walden Jr. (NAME)	First Investment Company (NAME)	MAP 43
614-616 Delaware Ave. (ADDRESS)	4300 East Broad, P. O. Box 729 (ADDRESS)	GROUP 9
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	PARCEL 136

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, Doris B. Walden, Margaret Legge, Stephen W. Walden and Stuart A. Walden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert L. Walden Jr.

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 tracts No. 20 & 21 on the Plan of Woodlawn Estates, Block "F", of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Albert L. Walden by deed from Horace M. Suggs, of record in Book 7783, Page 534, Register's Office for said County.*

This conveyance is subject to a Deed of Trust executed by Horace M. Suggs and wife, Nona R. Suggs, to Richard A. Northcutt, Trustee, for First Investment Company, dated October 14, 1986, and filed for record in Book 7011, Page 76, Register's Office for said County, with an unpaid principal amount of approximately $ 60,004.60, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

*The said Albert L. Walden now being deceased and leaving Doris B. Walden (wife) Albert L. Walden, Jr., Margaret Legge, Stephen W. Walden and Stuart A. Walden (childres) as the sole heirs.

unimproved ( )
This is improved (X) property, known as 614-616 Delaware Ave., Madison, TN 37115
(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 my hand this 12th day of January 19 96

Doris B. Walden

Doris B. Walden

Margaret Legge

Margaret Legge

Stephen W. Walden

Stephen W. Walden

Stuart A. Walden

Stuart A. Walden

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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 Doris B. Walden

the bargainor _____ 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 12th day of January, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA A. NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 Margaret Legge, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 20th day of January, 1996.

My Commission Expires MAR 23, 1996

My Commission Expires: 3-23-96

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 Stephen W. Walden, the bargainor, 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 22nd day of January, 1996.

My Commission Expires: 2-27-96

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 Stuart A. Walden, the bargainor, 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 January, 1996.

My Commission Expires MAR 23, 1996

My Commission Expires: 3-23-96

Notary Public

0145403

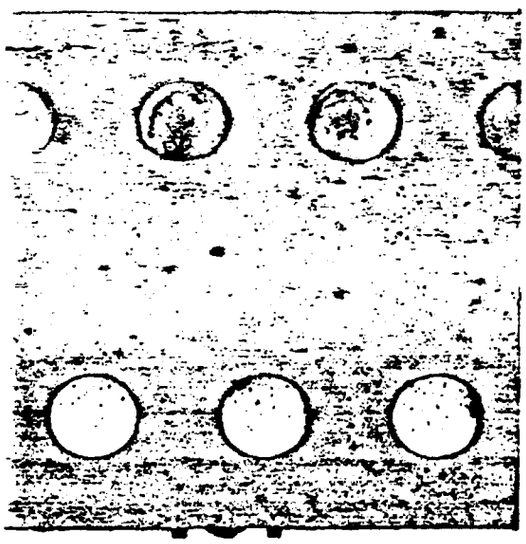
IDENTIF. ↑ REFERENCE

96 JAN 30 PM 1:52

IX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

231.00 CHECK





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

RECEIVED OF _____

FOR _____

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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	60004.60
CON TX	222.02
PRFEE	1.00
WDEED	8.00
TOTAL	231.02
CHECK	231.02

01/30/96 01 13:53 0001 2699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145403
IDENTIF. # REFERENCE

96 JAN 30 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000949