FILE BOX 45

WARRANTY DEED

BOOK 9971 PG 962

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 96
Notary Public
MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

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
Robert C. Boyde (NAME)	First Investment Company (NAME)	MAP 94-5
1405 Davidson Street (ADDRESS)	4300 East Broad, P. O. Box 729 (ADDRESS)	PARCEL 105
Nashville, TN 37206 (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, Oscar Dwayne Preuett and Joseph Dwane Moss and heirs of the Estate of Walter F. Moss, Sr.: Lena Estell Moss, Joseph Dwane Moss, Wanda Preuett, Lena Irene Butts.* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Boyde, unmarried

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 Lot No. 47 on the Plan of Shelby Heights, Section 1, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Oscar Dwayne Pruett, Walter F. Moss, Sr. and Joseph Dwane Moss by deed from Walter F. Moss, Jr. and wife, Teresa Carl Moss, of record in Book 5535, Page 813, Register's Office for said County. The said Walter F. Moss, Sr. died intestate, leaving his wife, Lena Estell Moss, and five children: Joseph Dwane Moss, Wanda Pruett, Lena Irene Buttts, Betty Emerton and Walter F. Moss, Jr. and his sole heirs.

This conveyance is subject to Restrictive Covenants of record in Book 2810, Page 475, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

*Betty Emerton, and Walter F. Moss, Jr.

unimproved ( )
This is improved (X) property, known as 1405 Davidson Street, Nashville, TN 37206
(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 5th day of March 19 96

Oscar Dwayne Preuett — Oscar Dwayne Preuett
Lena Estell Moss — Lena Estell Moss
Wanda Preuett — Wanda Preuett
Joseph Dwane Moss — Joseph Dwane Moss
Joseph Dwane Moss — Joseph Dwane Moss
Lena Irene Butts — Lena Irene Butts
Betty Emerton — Betty Emerton
Walter F. Moss Jr. — Walter F. Moss, Jr.

962

P. 9971-963

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 Oscar Dwayne Preuett and Joseph Dwane Moss and Lena Estell Moss Wande Preuett, Lena Irene Butts, Better Emerton and Walter F. Moss, Jr.

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 5th day of March 19 96.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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 _____

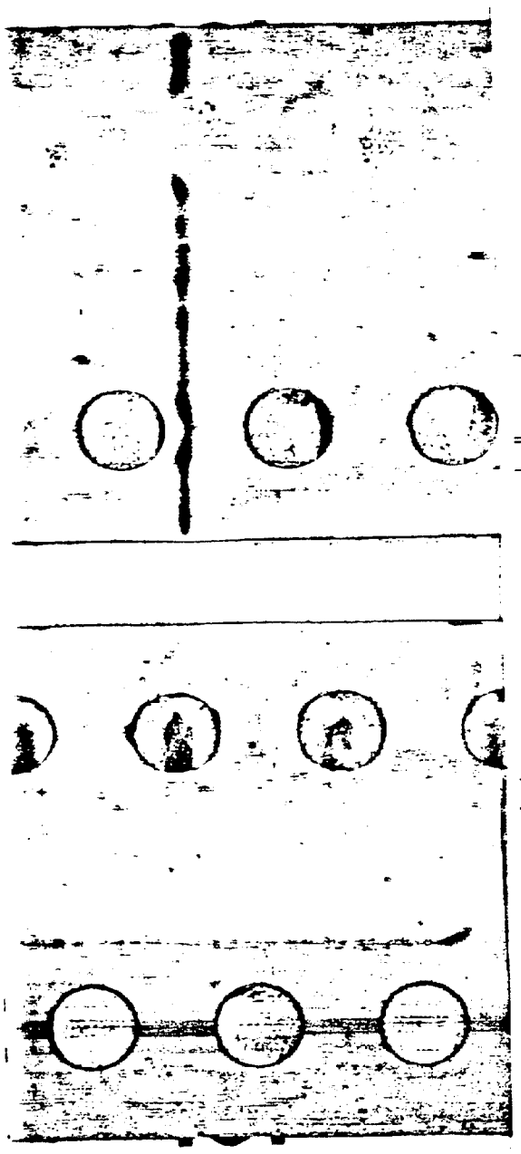
Notary Public

0157782
IDENTIFICATION REFERENCE

96 MAR -7 AM 11:16

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3891 03/07 0101 03CHECK 142.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9971 PG 964

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 36000.00
CON TX 133.20
PRFEE 1.00
MDEED 8.00
TOTAL 142.20
CHECK 142.20

03/07/96 01 11:22 0001 3891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157782
IDENTIF. ↑ REFERENCE

96 MAR -7 AM 11: 16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014000