BOOK 9974 PG 788

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Selena Howard]	[First Investment Company]	[MAP and PARCEL]
[ ]	[Attn: Tax Dept.]	[ ]
[1345 Greenland Avenue]	[4300 E. Broad Street]	[61-16-145]
[Nashville, TN 37216]	[Columbus, OH 43213]	[ ]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

6865 03/11 0101 03CHECK 205-10

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Bennie Carl Potter, married, and Margaret Nell Hagler, married, joint tenants**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Selena Howard, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24, of Block "C", on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for said county.

Said Lot No. 24 fronts 50 feet on the northeasterly side of Greenland Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Bennie Carl Potter and Margaret Nell Hagler, as joint tenants, by warranty deed from Carl S. Burns and wife, Mary C. Burns of record in Book 6355, Page 135, Register's Office, Davidson County, Tennessee.

This is property with a common address of 1345 Greenland Avenue, Nashville, TN 37216.

Grantors warrant that they have never resided in the property herein conveyed as married persons.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 974, Page 13, said Register's office and all matters therein; 3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4199, Page 636, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $53,000.00]
[ ]
[ ]
[Subscribed and sworn before me this 7th day of March, 1996.]
[ ]
[My Commission Expires: July 14, 1999]

Selena Howard
Affiant

Notary Public

NOTARY PUBLIC WILLIAMSON CO., TN.

IDENTIF. ↑ REFERENCE 0158654

96 MAR 11 AM 10:17
LIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **7th** day of **March, 1996**.

Bennie Carl Potter
Bennie Carl Potter

Margaret Nell Hagler
Margaret Nell Hagler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

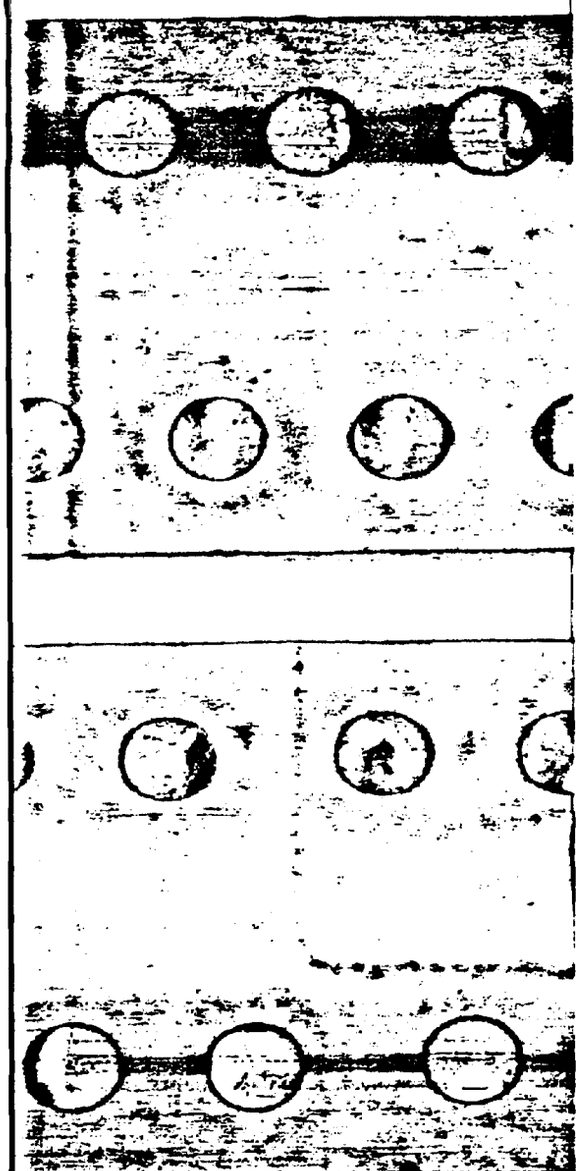
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Bennie Carl Potter, married, and Margaret Nell Hagler, married, joint tenants**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **7th** day of **March, 1996.**

Notary Public
My Commission Expires: Jan 4, 1999

NOTARY PUBLIC ARCHER WILLIAMSON CO., TN

File No. 9603-078



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

RECEIVED OF _____

FOR _____

BOOK 9974 PG 790

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 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 8.00
TOTAL 205.10
CHECK 205.10

03/11/96 01 10:20 0001 6865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158654
IDENTIF. ↑ REFERENCE

96 MAR 11 AM 10:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014957