This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9996 PG 166

ADDRESS NEW OWNER:
James D. Crook and Cathy S. Crook
3228 Holbrook Drive
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 133-3
PARCEL 42
6DA28936

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ledonna E. Scalf and husband, Henry E. Scalf, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James D. Crook, unmarried and Cathy S. Crook, a married person, as joint tenants with the specific right of survivorship, 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 82, Section One, Southlake, of record in Book 2083, Page 58, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ledonna E. Scalf, by deeds of record in Book 7777, Page 199, and Correction Quitclaim Deed of record in Book 9996, Page 163, Register's Office for Davidson County, Tennessee.

Henry E. Scalf herein joins to convey any and all rights and interests he may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement, temporary turnaround easement, and minimum building setback lines of record in Book 2083, Page 58, said Register's Office.

This is improved property known as 3228 Holbrook Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Crook and Cathy S. Crook, their heirs and assigns, forever; and we, Ledonna E. Scalf and husband, Henry E. Scalf 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of March, 1996. BK 9996 PG 167

Ledonna E. Scalf

Henry E. Scalf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ledonna E. Scalf and husband, Henry E. Scalf the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 83,500.00.

AFFIANT

Subscribed and sworn to before me this 26th day of March, 1996.

NOTARY PUBLIC
My Commission Expires: 9-21-96

0165502
IDENTIFICATION REFERENCE

96 MAR 29 PM 1:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 03/29 0401 036-CHECK 317.95



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9996 PG 168

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	83500.00
CON TX	308.95
PRFEE	1.00
MTGFEE	8.00
TOTAL	317.95
CHECK	317.95

03/29/96 01 13:49 0001 4235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165502

IDENTIF. ↗ REFERENCE

96 MAR 29 PM 1:49

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

No. 1022247