57

WARRANTY DEED

9938-916

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 12-6-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan E. LaRue (NAME)	First Investment Company (NAME)	150-2-340
3147 Justin Towne Court (ADDRESS)	4300 E. Broad Street (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Columbus, OH 43213 (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, Robert E. Muse, Jr. and wife, Beverly J. Muse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan E. LaRue

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:

Land in Davidson County, Tennessee, being Lot No. 16B of Justin Towne, Resubdivision of Lots 13 through 26, Section II as of record in Book 5200, page 528, and re-recorded as Zone Lot Division Lots 16, 21 and 22 Justin Towne in Book 5200, page 681, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly right of way of Justin Towne Court; said point being the northeast corner of the westerly half of Lot 16; thence leaving said right-of-way south 5 degrees 44 minutes 40 seconds West 71.14 feet to a point; thence south 5 degrees 41 minutes 54 seconds west 47.94 feet to a point; thence south 5 degrees 59 minutes 40 seconds west 80.03 feet to a point; thence north 84 degrees 44 minutes 57 seconds west 30.00 feet to a point; thence north 5 degrees 50 minutes 00 seconds east 183.94 feet to a point in the southerly right of way of Justin Towne Court; thence with said right of way along a curve 34.06 feet to a point of beginning and containing 5,743 square feet, more or less.

Being the same property conveyed to Robert E. Muse, Jr and Beverly J. Muse by deed from Jaunita G. Farrell of record in Book 9613, page 138, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed

CONTINUED

unimproved ( )
This is improved (X) property, known as 3147 Justin Towne Court, Antioch, Tennessee 37013
(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 lan f 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 29th day of March 19 96

Robert E. Muse, Jr.

Beverly J. Muse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Muse, Jr. and wife, Beverly J. Muse

the bargainor, 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 Brentwood, Tennessee, this 29th day of March, 19 96.

Commission expires 12-6-99

Notary Public

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

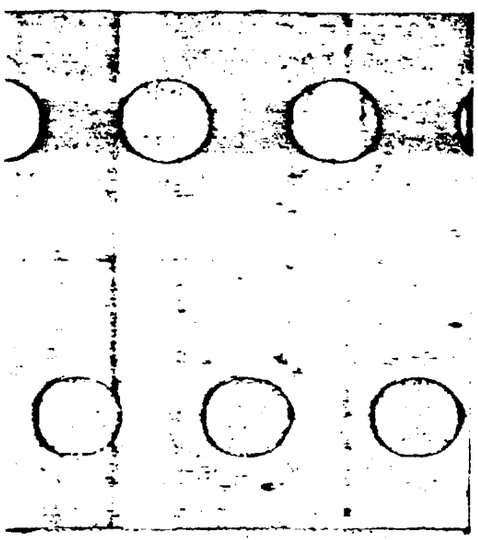
232.85

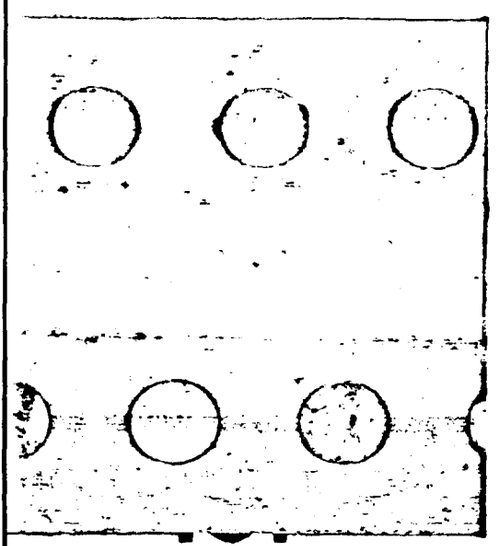
CONTINUATION OF LEGAL DESCRIPTION

by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

0166282
IDENTIF. ↑ REFERENCE

96 APR -2 AM 9:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9998 PG 618

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
				DEED 5000.00
				CO TX 223.35
				PRFEE 1.00
				MISC 8.00
				TOTAL 232.35
				CHECK 232.35

04/02/96 01 09:14 0001 5038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166282
IDENTIF. # REFERENCE

96 APR -2 AM 9:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023039