WARRANTY DEED

10091 pg 658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,135.00

Mary M. Davis
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY M. DAVIS	FIRST INVESTMENT COMPANY	MAP 72-04
(NAME)	(NAME)	
1527 McGAVOCK PIKE	4300 EAST BROAD STREET	PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	COLUMBUS, OHIO 43213	222
(CITY) (STATE) (ZIP)	(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, JOSEPH EDWARD CAPPS, by and through Edward E. Capps, Attorney in Fact AND WIFE, LISA A. CAPPS, by and through Edward E. Capps, Attorney in Fact HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY M. DAVIS AND TODD ERIC KELLY

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 land in Davidson County, Tennessee, being Lot No. 35 of Block "A" on the Plan of Inglewood Golf Club Estates, of record in Book 843, page 98, Register's Office for said County, and a part of Lot No. 23, Block "A", on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County. Said Lot No. 35 and part of said Lot No. 23 is described according to a survey made by Cantrell and Connell, Engineers, on April 3, 1951, as follows:

BEGINNING in the center of Williams Ferry Road (or McGavock Pike), at the southwest corner of said Lot No. 35; thence with the westerly line of said lot No. 35, as extended, 247 feet, more or less, to a point; thence North 57 deg. East 60 feet to a point; thence southeasterly with the east line of Lot No. 35, and an extension thereof, 250 feet, more or less, to a center line of Williams Ferry Road; thence with the center line of said Williams Ferry Road, southwest 60 feet to the point of beginning.

Being the same property conveyed to JOSEPH EDWARD CAPPS AND WIFE, LISA A. CAPPS by Deed of record in Book 7467, page 261, Register's Office for Davidson County, Tennessee.

EDWARD E. CAPPS executes this instrument as Attorney in Fact for JOSEPH EDWARD CAPPS AND LISA A. CAPPS, pursuant to Special Power of Attorney recorded simultaneously herewith.

5753 04/03 0101 03CHECK 227.80

unimproved ( )
This is improved (X) property, known as 1527 McGAVOCK PIKE, NASHVILLE, TN 37216
(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 our hand s this 29th day of March, 19 96

Joseph Edward Capps
JOSEPH EDWARD CAPPS
BY: Edward E. Capps Attorney in Fact
EDWARD E. CAPPS, ATTORNEY IN FACT

Lisa A. Capps
LISA A. CAPPS
BY: Edward E. Capps Attorney in Fact
EDWARD E. CAPPS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
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

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, EDWARD E. CAPPS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for JOSEPH EDWARD CAPPS & LISA A. CAPPS and is authorized by JOSEPH EDWARD CAPPS AND LISA A. CAPPS to execute this instrument on their behalf.

Witness my hand and official seal this 29 day of March, 1996.

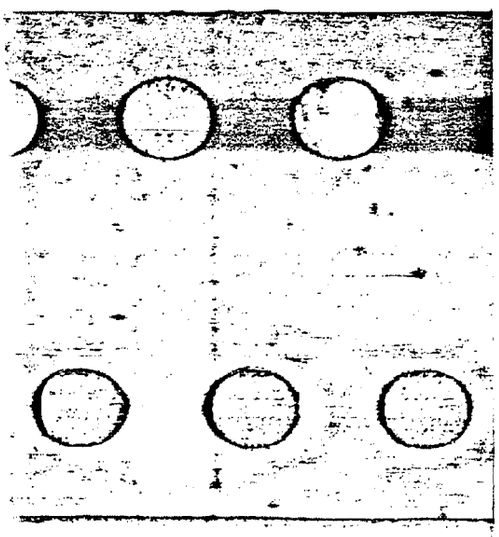
NOTARY PUBLIC

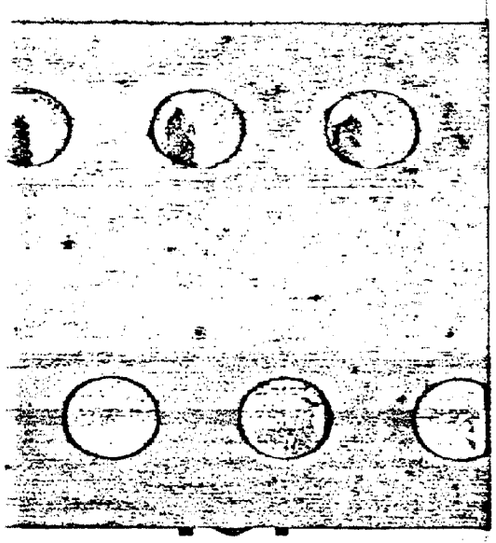
My commission expires: 11/20/96

IDENTIFICATION REFERENCE 0166934

96 APR -3 AM 8:52
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.





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

RECEIVED OF _____

FOR _____

BOOK 10091 PG 660

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 59135.00
CON TX 218.80
PRFEE 1.00
WDEED 8.00
TOTAL 227.80
CHECK 227.80

04/03/96 01 08:53 0001 5753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166934
IDENTIF. # REFERENCE

96 APR -3 AM 8:52

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

No. 1023750