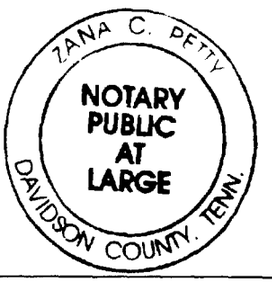
BK 10019 PG 992

FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,209.93

Michele E. Beam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES January 20, 1999
(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
Michele E. Beam (NAME)	First Investment Company (NAME)	MAP 43-2-A
205 Cedarwood Lane (ADDRESS)	4300 East Broad, P. O. Box 729 (ADDRESS)	PARCEL 205CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	11D-31221

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, John D. Denton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele E. Beam, 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:

LAND in Davidson County, Tennessee, BEING Lot No. 205 on the Plan of Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to John D. Denton by deed from Carolyn Sue Cook, of record in Book 9674, Page 758, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Rita Dwyer, unmarried, to Douglas R. Berry, Trustee, for First Investment Company, dated March 18, 1987, and filed for record in Book 7180, Page 558, Register's Office for said County, with an unpaid principal amount of approximately $ 63,709.93, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

298.38

This is unimproved ( ) improved (X) property, known as 205 Cedarwood Lane, Madison, TN 37115
(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 hand this 16th day of April 19 96

John D. Denton

BOOK 10019 PG 993

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 John D. Denton, unmarried

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 Nashville, Tennessee, this 26th day of April, 1996.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in 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.

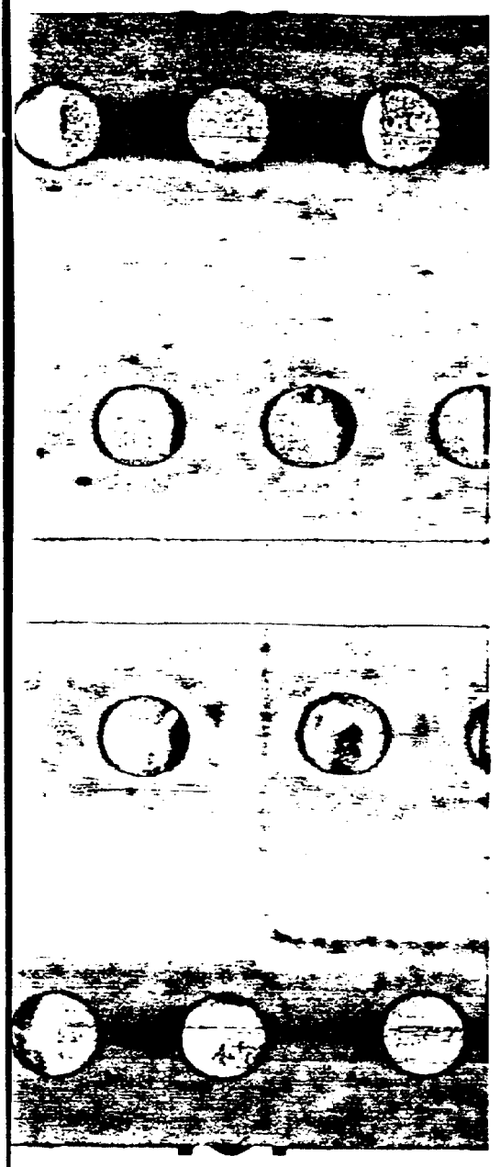
Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

0172719
IDENTIFICATION REFERENCE

96 APR 30 PM 1:43



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10019 PG 994

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

[illegible]	75209.23
[illegible]	289.38
[illegible]	CO
[illegible]	289.38
[illegible]	289.38
[illegible]	1.00
[illegible]	8.00
[illegible]	298.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 298.38

[illegible] 13.92 01 13:45 0001 1974

0172719

IDENTIF. ↑ REFERENCE

96 APR 18 PM 1:43

[illegible]
DAVIDSON CO. TN.

No. 1029916