This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
2780 Highway 31W
White House, TN 37188

10040-594

ADDRESS NEW OWNER:
Richard W. Hook
123 Heathcote Court
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:
MAP 26 Gp 7
PARCEL 76

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, Sandra J. Skrance, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard W. Hook, 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. 182 on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 182 fronts 70.11 feet on the northerly margin of Heathcote Court and extends back 95.62 feet on the easterly line and 90.10 feet on the westerly line to a dead line in the rear measuring 66 feet thereon.
>
> Being the same property conveyed to Sandra J. Skrance , by deed from Junice E. Ingram, now being Junice E. Wilkerson and husband, Robert Michael Wilkerson of record in Book 8812, Page 19, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback line and public utility and drainage easements of record in Book 6250, Page 46, said Register's Office.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6406, Page 929, By-Laws in Book 6406, Page 942, Charter in Book 6396, Page 542 and amended in Book 8192, Page 65, Quitclaim Deed (Common Area) of record in Book 7894, Page 369, Register's Office, Davidson County, Tennessee.

This is improved property known as 123 Heathcote Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard W. Hook, their heirs and assigns, forever; and we, Sandra J. Skrance, unmarried 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 2nd day of May, 1996.

Sandra J. Skrance

R.P. 10040 P.595

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra J. Skrance, unmarried 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 White House, Tennessee, this the 2nd day of May, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual value or consideration, ~~whichever is greater, for~~ this transfer is $ 87,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of May, 1996.

NOTARY PUBLIC

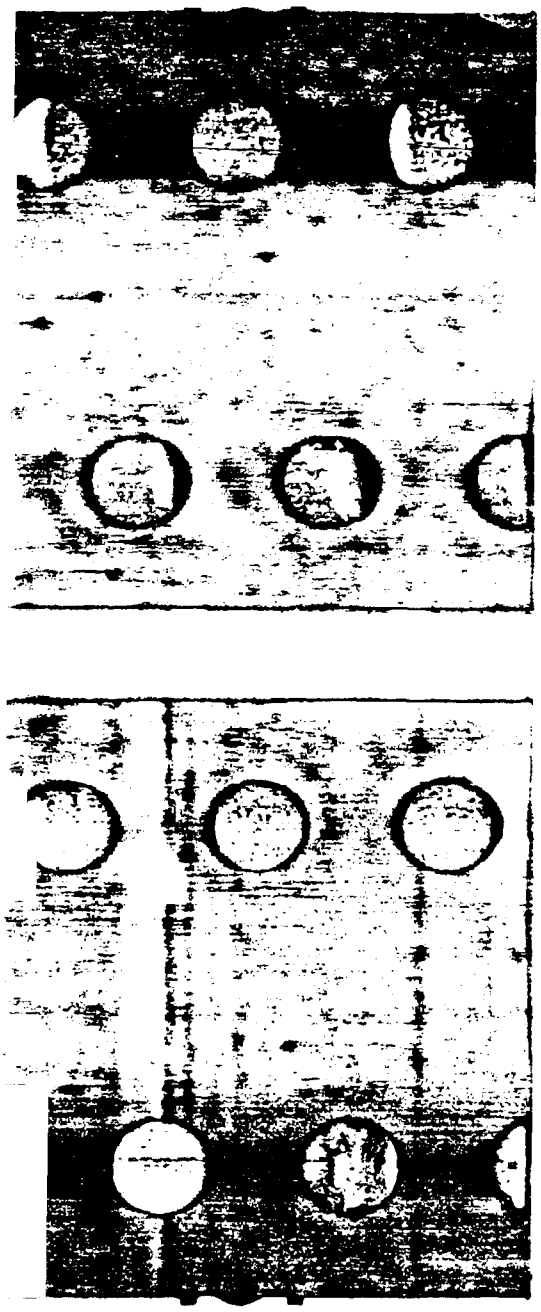
My Commission Expires: My Commission Expires July 25, 1998

0178795
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 10:20

[illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 330.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 596

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

CONV TX	321.90
PRFEE	1.00
MTGFEE	8.00
TOTAL	330.90
CHECK	330.90

05/06/96 01 10:24 0001 8365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178795
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 10:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036385