BOOK 10055 PG 934

STATE OF TENNESSEE 96-1450
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 19 96.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray A. Royer	First Investment Company	61-7
(NAME)	(NAME)	
1002 Malquin Drive	P. O. Box 749	61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Columbus, OH 43216	15DZ 1910
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Ethel L. Sorani, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray A. Royer and wife, Sherron M. Royer

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 No. 13 on the Plan of Broadmoor Subdivision, Section Two, Block "E", of record in Plat Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Dino P. Sorani and wife, Ethel L. Sorani by deed of record in Book 7153, page 867, Register's Office for Davidson County, Tennessee. The said Dino P. Sorani having since died.

Ethel L. Sorani and Ethel Lucille Sorani being one and the same person.

0183606

IDENTIF. & REFERENCE

This is improved property known as 1002 Malquin Drive, Nashville, TN 37216

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 her hand this 17th day of May, 19 96.

Ethel L. Sorani

By James W. Sorani Attorney in Fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10055 PG 935

STATE OF TENNESSEE

COUNTY OF DAVIDSON

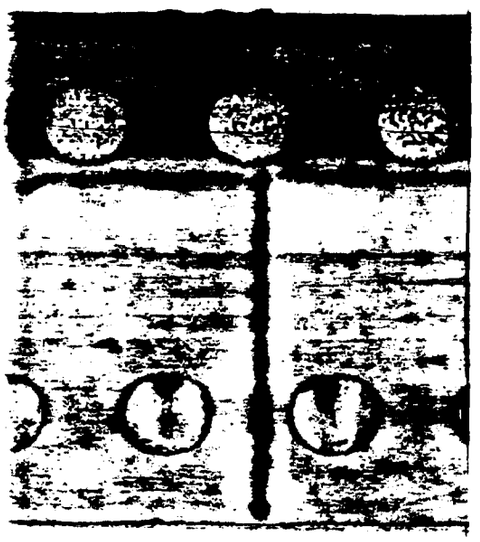
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Jerry W. Sorani, to me known to be the person who executed the foregoing instrument on behalf of Ethel L. Sorani, and who acknowledged that he/she executed the same as the free act and deed of the said Ethel L. Sorani.

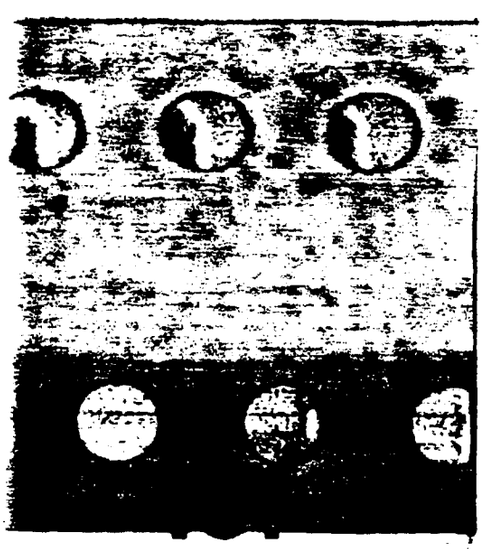
Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of May, 19 96.

NOTARY PUBLIC

My Commission Expires: May 23, 1998.

353 22 0101 03 CHECK 235.41





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

RECEIVED OF _____

FOR _____

BOOK 10055 PG 936

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	61200.00
CON TX	226.44
PRFEE	1.00
MTEED	8.00
TOTAL	235.44
CHECK	235.44

05/21/96 01 10:14 0001 3658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183606
IDENTIF. # REFERENCE

96 MAY 21 AM 10:10

LIZ Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1041600