WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00 M. David Skelton Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 96 NOTARY PUBLIC AT LARGE ALABAMA DAVIDSON COUNTY Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 11/28/98
RECORD AND RETURN TO: FILE BOX 7 SATURN & MAZER 34535	

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Skelton (NAME)	First Investment Company (NAME)	84-8-75
3011 Melody Lane (ADDRESS)	4300 East Broad Street (ADDRESS)	3DZ-69470
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Columbus, Ohio 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, Kenneth C. Osborne and wife, Amy B. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Skelton and wife, Shannon W. Skelton

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. 154 on the plan of Lincoya Hills Section Six, of record in Book 2331, Page 71, Register's Office for said County.

Said Lot No. 154 fronts 95.31 feet on the northwesterly margin of Melody Lane and extends back 277.0 feet on the southwesterly line and 275.4 feet on the northeasterly line to a dead line in the rear, measuring 115.0 feet thereon.

BEING the same property conveyed to Kenneth C. Osborne by deed from John W. Harrison and Lynn Houston Harrison of record in Book 8635, Page 120, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Amy B. Osborne, wife of Kenneth C. Osborne, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 3011 Melody Lane, Nashville, TN 37214
(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 23rd day of May 19 96

Kenneth C. Osborne

Amy B. Osborne

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 Kenneth C. Osborne and wife, Amy B. Osborne

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t he ir executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May 19 96.

Commission expires 11/28/98

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 _____

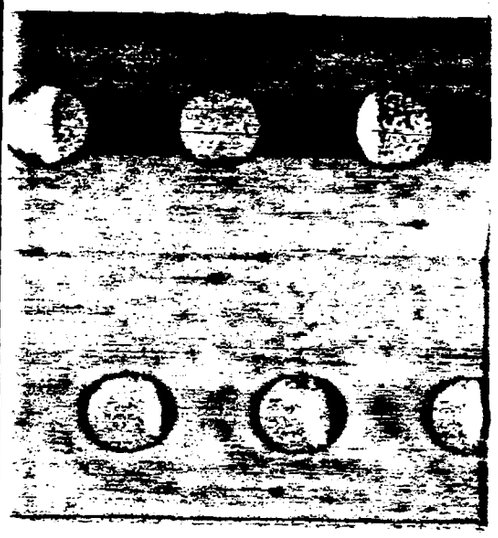
Notary Public

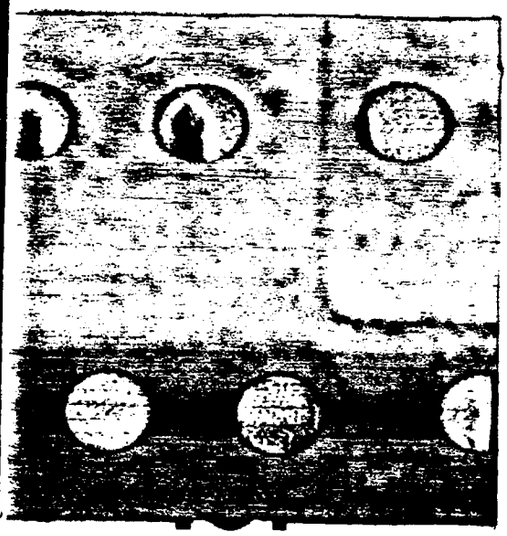
ALAN L. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0187301
IDENTIF. & REFERENCE

96 MAY 31 AM 10:13
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7599 05/31 0101 03CHECK 512.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10068 PG 106

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	136000.00
			CON TX	503.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	512.20
			CHECK	512.20
05/31/96	01	10:16	0001	7599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187301 IDENTIF. # REFERENCE

96 MAY 31 AM 10:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045496