This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Foye Dubose Jr.
2713 Eastland Avenue
Nashville, TN 37206

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:
MAP 72-11
PARCEL 488

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ben Fennell and wife, Patrice Y. Fennell hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Foye Dubose Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 9, on the Plan of Lee Subdivision, of record in Plat Book 5800, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ben Fennell and wife, Patrice Y. Fennell, by deed from Roger Richardson and wife, Marilyn Richardson of record in Book 7645, Page 918, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by First Investment Company of record in Book 7198, Page 330, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 1512/1514 Andy Street, 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 Foye Dubose Jr., his heirs and assigns, forever; and we, Ben Fennell and wife, Patrice Y. Fennell do covenant with the said Grantee 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 Grantee, his 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.

BOOK 10095 PG 841

Witness our hands this the 17th day of June, 1996.

Ben Fennell

Patrice Y. Fennell

STATE OF SOUTH CAROLINA
COUNTY OF HAMPTON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ben Fennell and wife, Patrice Y. Fennell 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 Yemassee, South Carolina, this the 17th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 23 SEPT 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,862.89.

AFFIANT

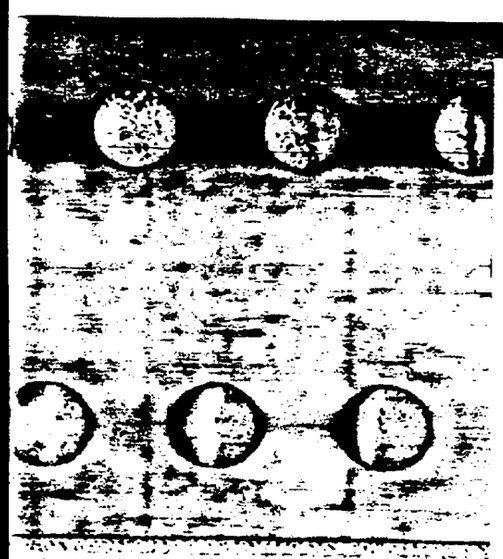
Subscribed and sworn to before me this 20th day of June, 1996.

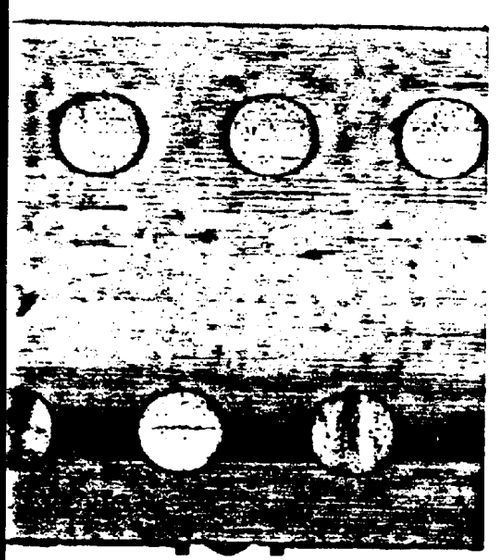
NOTARY PUBLIC
My Commission Expires: 3/22/97

0195749
IDENTIFICATION REFERENCE

96 JUN 24 AM 10:19
FELIX Z. DUBOSE JR. REGISTER
DAVIDSON COUNTY, TN.

6745 06/24 0101 03CHECK 160.20





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

RECEIVED OF _____

FOR _____

BOOK 10095 PG 842

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	40862.89
CON TX	151.20
PRFEE	1.00
WDEED	8.00
TOTAL	160.20
CHECK	160.20

06/24/96 01 10:23 0001 6745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195749
IDENTIF. ↑ REFERENCE

96 JUN 24 AM 10: 20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054527