WARRANTY DEED

BOOK 10101 PG 325

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES January 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOSEPH G. O'CONNOR (NAME)	FIRST INVESTMENT COMPANY (NAME)	MAP 162-05
5515 COUNTRY DRIVE, UNIT 43 (ADDRESS)	P. O. BOX 729 (ADDRESS)	GROUP C
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	COLUMBUS, OH 43216 (CITY) (STATE) (ZIP)	PAR 43 CO

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, TRUDY A. BOYETT, UNMARRIED, by and through STEPHEN SULLIVAN, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH G. O'CONNOR AND WIFE, MARY E. O'CONNOR

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Townhouse No. 43, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to TRUDY A. BOYETT by Deed of record in Book 5377, page 966, and corrected in Book 5409, page 529, Register's Office for Davidson County, Tennessee.

STEPHEN SULLIVAN executes this instrument as attorney in fact for TRUDY A. BOYETT, pursuant to Special Power of Attorney, recorded simultaneously herewith.

0197532 IDENTIFICATION REFERENCE

96 JUN 27 PM 2:57 REGISTER DAVIDSON COUNTY, TN.

3566 06/27 0101 03CHECK 249.13

unimproved ( )
This is improved (X) property, known as 5515 COUNTRY DRIVE, UNIT 43, NASHVILLE, TN 37211
(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 25th day of June 19 96

Trudy A. Boyett
TRUDY A. BOYETT

BY: Stephen Sullivan Attorney in Fact
STEPHEN SULLIVAN, ATTORNEY IN FACT

Book 10101 Pg 326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible]

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible] 19[illegible].

Commission expires _____

_____
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

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, STEPHEN SULLIVAN, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for TRUDY A. BOYETT and is authorized by TRUDY A. BOYETT to execute this instrument on her behalf.

Witness my hand and official seal this 25 day of June, 1996.

Aaron Adam
NOTARY PUBLIC

My commission expires: January 24, 1998

AARON ADAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____ BOOK 10101 PG 327

CC CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MG 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 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 8.00
TOTAL 249.13
CHECK 249.13

06/27/96 01 15:02 0001 8666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197532
IDENTIFICATION REFERENCE

96 JUN 27 PM 2:58

REGISTER
DAVIDSON COUNTY, TN.

No. 1056419