pg .10101:700

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 177,900.00

Affiant

Subscribed and sworn to before me, this 27th day of June 1996

Notary Public

My Commission Expires 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DAVID H.L. REILEY 2043 24th Avenue, South Nashville, Tennessee 37212	FIRST INVESTMENT COMPANY 4300 East Broad Street Columbus, Ohio 43213	MAP 104 11 PARCEL 327

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 177,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, ____, K.W.I., INC., a Tennessee corporation hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto DAVID H.L. REILEY AND WIFE, MARY K. LUCKING REILEY hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

BEING the southerly 50.0 feet of Lot No. 103 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 103 fronts 50.0 feet on the westerly side of 24th Avenue, South and runs back between parallel lines 160.0 feet to an alley. Being the same property conveyed to Rosa McGregor by deed from Edwin S. Davis and wife, Mary Dawn Davis, of record in Book 579, page 306, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING the northerly 5.0 feet of Lot No. 104 in Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 104 fronts 5.0 feet on the westerly side of 24th Avenue, South and runs back between parallel lines 160.0 feet, more or less, to an

CONTINUED

This is improved property known as 2043 24th Avenue, South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s , their heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE s that it is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Company's S/D of Edgar Jones Home of record in Book 421 , page 7 , Register's Office for Davidson County, Tennessee.

GRANTOR__ FURTHER COVENANTs__ and bind s_ himself, __, _his_ _ heirs and representatives to warrant and forever defend the title to the said GRANTEE,s_, _their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand__ on this the __27th__ day of _____June_____, 19 96__, as the duly authorized officer of the herein named corporate Grantor.

K.W.I., INC.

Kenneth A. Wallace, President

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Kenneth A. Wallace _____ and_____ with whom I am personally acquainted and who upon __his__oath__ acknowledged __himself__ to be the _President_____ and _____ respectively of the __K.W.I., INC._____ _____ the within named bargainor, and corporation, and that __he_____ as such _President_____ 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 __Kenneth A. Wallace_____ as such __President_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this __27th_day of _____June_____, 19 96__.

My Commission Expires: November 22, 1997 Notary Public

MITCHELL A. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

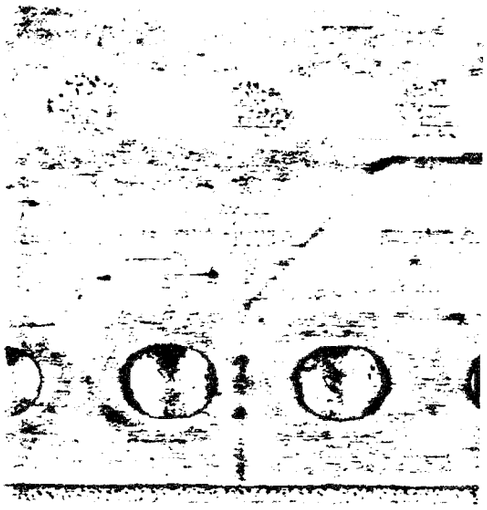
LEGAL DESCRIPTION CONTINUATION

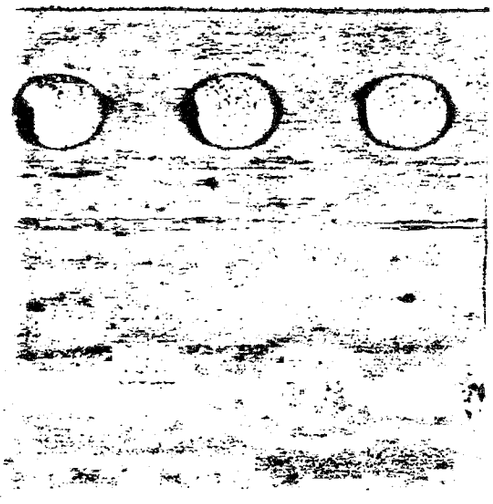
alley. Being the same property conveyed to Rose McGregor by deed from Vernon Sharp, Jr. and wife, Sarah R. Sharp, by deed of record in Book 3031, page 47, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to K.W.I., Inc. by deed from Edmund W. Archer, Trustee, of record in Book 9973, page 121, Register's Office For Davidson County, Tennessee.

8786 06/28 0101 03CHECK 671.23

96 JUN 28 AM 8:21
REGISTER
DAVIDSON COUNTY, TN.
0197645
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10101 PG 703

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 177900.00
				CON TX 658.23
				PRFEE 1.00
				WDEED 12.00
				TOTAL 671.23
				CHECK 671.23
06/28/96	01			08:26 0001 8786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197645
IDENTIF. # REFERENCE

96 JUN 28 AM 8:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1056535