0217211

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38128
Dav. Co. File: Box 8

95 AUG 22 PM 2:41

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10164 PG 807

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott W. Lau 1006 Cheyenne Trace Madison, Tennessee 37115	First Investment Company 4300 East Broad Street Columbus, OH 43213

TAX MAP-PARCEL NUMBERS: 053-05-A-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Staci Bergeron, married and Lester Siegfried and wife, Margaret Siegfried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Scott W. Lau, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of Cheyenne Trace of record in Book 7900, page 95 and amended in Book 8610, page 684, Register's Office for said County.

SAID Lot No. 17 fronts 52.02 feet on the broken easterly margin of Chyeyenne Trace and extends back 108.06 feet on the northerly line and 107.88 feet on the southerly line to a dead line in the rear, measuring 62.00 feet thereon.

BEING the sma eproeprty conveyed to Staci Bergeron and Lester Siegfried and wife, Margaret Siegfried by deed from Jim Sweeney Construction, Inc., a Tennessee Corporation of record in Book 8667, page 98, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to Mortgage Loan Inspection by John B. Kohl, III, Tennessee Surveyor license no. 100, 400 7th Avenue South, Nashville, TN 37203, File/Job no.94360-97, Dated August 12, 1996.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8060, Page 765, Book 8073, page 870 and Book 8261, page 257, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 1006 Cheyenne Trace, Madison, Tennessee 37115

The said Jon P. Bergeron, spouse of, Staci Bergeron, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 1996.

Staci Bergeron

Jon P. Bergeron, By: Staci Bergeron, Atty-In-Fact

Lester Siegfried

Margaret Siegfried

State of Tennessee
County of Davidson

On this 19th day of August, 1996, before me the undersigned authority, personally appeared **Staci Bergeron, Lester Siegfried, and Margaret Siegfried**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 25, 1998

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 76000.00

Affiant

Sworn and subscribed before me this 19th day of August, 1996.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 25, 1998

Notary Public

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 **Staci Bergeron**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jon P. Bergeron**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on August 19, 1996.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah H Berrie
Notary Public

My Commission Expires: My Commission Expires JULY 25, 1998

EXHIBIT "A"
To
WARRANTY DEED

FROM: Staci Bergeron and spouse, Jon P. Bergeron and Lester Siegfried and spouse, Margaret Siegfried

TO: Scott W. Lau, unmarried

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Staci Bergeron
Staci Bergeron, Affiant

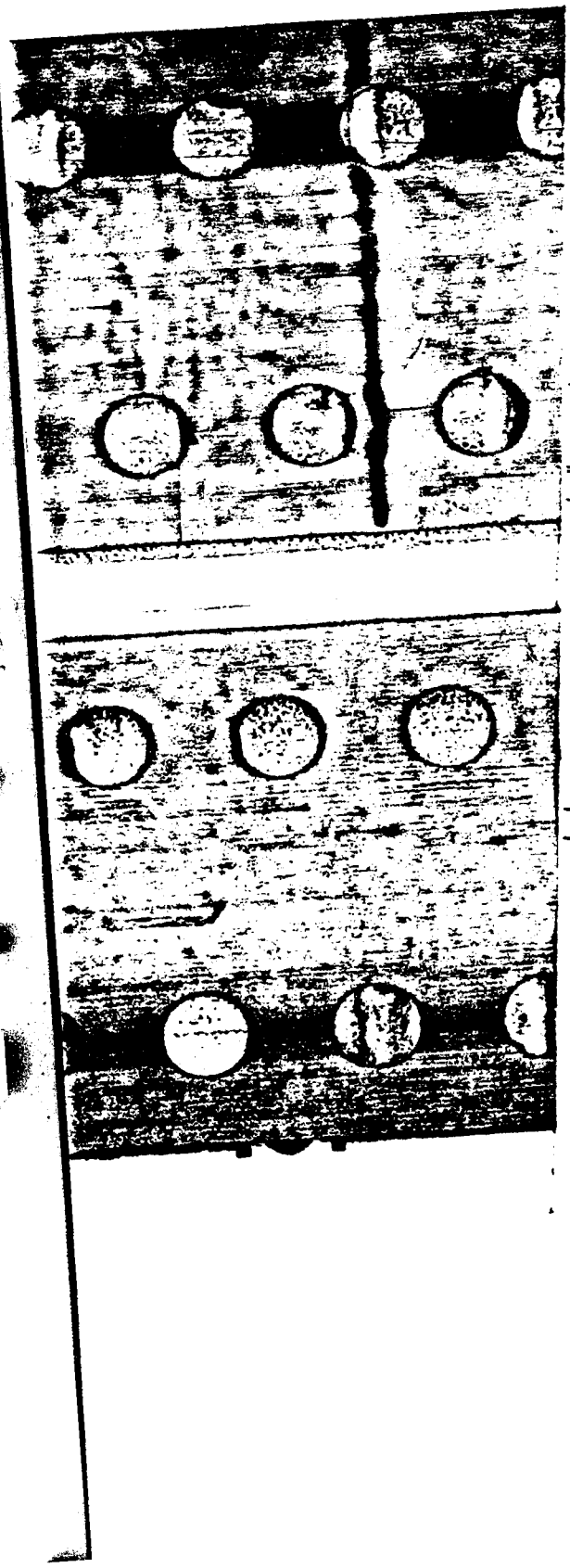
Sworn to and subscribed before me

on August 19, 1996.

Deborah H Berrie
Notary Public

My Commission Expires: My Commission Expires JULY 25, 1998

9870 08/22 0101 03CHECK 294.20



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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 810

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 76000.00
				CON TX 281.20
				PRFEE 1.00
				MDEED 12.00
				TOTAL 294.20
				CHECK 294.20
08/22/96	01	14:46	0001	9870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02172 11
IDENTIF. # REFERENCE

96 AUG 22 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1022426