BOOK 10169 PG 101

BOX 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,900.00

James L Colson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Colson	First Investment Company	83-138
(NAME)	(NAME)	
1519 Russell Street	4300 East Broad Street	381
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbus, OH 43213	23W05695
(CITY) (STATE) (ZIP)	(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, JRD Investment Group LLP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Colson and wife, Jennifer L. Colson

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:

Being all of Lot No. 61 and the westerly 5.0 feet of Lot No. 62 of Block "C" on the Map of the Subdivision of the Lindsley Home Place of record in Book 2 Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to JRD Investment Group LLP by deed of record in Book 9586, Page 31, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0218668
IDENTIF. ↑ REFERENCE

95 AUG 27 PM 2:59
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 1519 Russell Street, Nashville, TN 37206
(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 August, 1996

JRD Investment Group LLP

By: Robert C. Johnson
Robert C. Johnson
C. Reg.

DCTN01WC

BOOK 10169 PG 102

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert C Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General partner and _____ respectively of the JRD Investment Group LLP the within named bargainor ~~a corporation~~, and that he as such general partner 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 Robert C Johnson as such general partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tenn. on this the 23rd day of August 19 96 .

My commission expires October 9, 1999

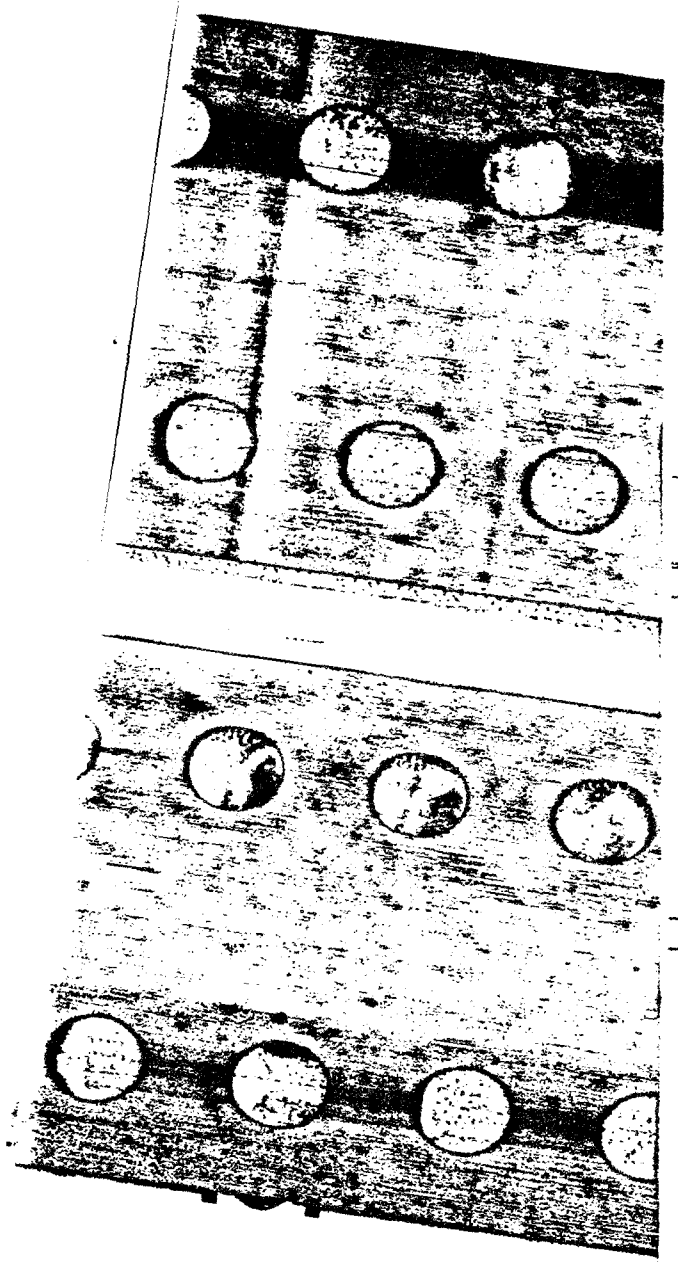
Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE
MY COMMISSION EXPIRES 10-9-99

1437 08/27 0101 03CHECK

456.33

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10169 PG 103

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
			LAMT	
				120900.00
			CON TX	447.33
			PRFEE	1.00
			WDEED	8.00
			TOTAL	456.33
			CHECK	456.33
08/27/96	01	15:01	0001	1437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218668

IDENTIF. ↑ REFERENCE

96 AUG 27 PM 2:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 10239