BOOK 10211 PG 754 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 5/24/97

AFFIX SEAL

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny P. Manire (NAME)	First Investment Company (NAME)	MAP 53-12
3001 Elliot Drive (ADDRESS)	4300 East Broad, P. O. Box 729 (ADDRESS)	PARCEL 140
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (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, Michael W. Davenport and wife, Helen R. Davenport

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny P. Manire and wife, Lisa D. Manire

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 Lot No. 6 of Block 7, on the plan of Elliott Subdivision, of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEGINNING on the northeasterly corner of 30th Street and Elliott Drive fronting fifty feet on the easterly side of of 30th Street and running easterly slong the northerly side of Elliott Drive 144 feet.

BEING the same property conveyed to Michael W. Davenport by deed from Secretary of Veterans Affair, of record in Book 9690, Page 471, Register's Office for said County.

Power of Attorney of record in Book 10211, Page 753, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1296, Page 188, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3001 Elliot Drive, Old Hickory, TN 37138
(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 our hand s this 30th day of September 19 96

Michael W. Davenport

Helen R. Davenport by Michael Davenport Her Attorney in Fact
Helen R. Davenport

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

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, the undersigned, a Notary Public in and for said County and State, the within named, Michael W. Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Helen R. Davenport as her Attorney in Fact as the free act and deed of the within named Helen R. Davenport. Witness my hand and official seal at Nashville, Tennessee the 30th day of September, 1996.

My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO. TN.

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 Michael W. Davenport , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1996 .

My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO. TN.

0231881
IDENTIFICATION REFERENCE

96 OCT -2 AM 11:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5517 10/02 0101 03CHECK 242.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10211 PG 756

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 63000.00
				CON TX 233.10
				PRFEE 1.00
				MREED 8.00
				TOTAL 242.10
				CHECK 242.10
		10/02/96	01	11:17 0001 5517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231881
IDENTIF. & REFERENCE

96 OCT -2 AM 11:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1072599

No. [redacted]