FILE NO. 34939

FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,363.42

X _____ (Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 19 96

_____ Notary Public

MY COMMISSION EXPIRES 7/25/98

(AFFIX SEAL)

BOOK 10218 PG 885

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID P. MAI et al	FIRST INVESTMENT COMPANY	50-10-129
(NAME) 7813 Harpeth View Dr.	(NAME) P. O. Box 749	12D 87243
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Columbus, Ohio 43216-0729	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 JANICE LIPSCOMB and husband, LURTON E. LIPSCOMB, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID P. MAI and wife, NHUNG KIEU MAI and DANNY V. MAI

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. 38 on the Plan of Village by the Creek, Section 3, Revised, of record in Plat Book 5200, page 785, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Janice Lipscomb by deed from Adric J. Lane and wife, Gay Nell Lane of record in Book 9538, page 918, Register's Office for Davidson County, Tennessee. The said Lurton E. Lipscomb, Sr., husband of Janice Lipscomb, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

0233960
IDENTIF. & REFERENCE

96 OCT -8 AM 9:28
REGISTER
DAVIDSON CO. TN

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST INVESTMENT COMPANY, of record in Book 7023, page 861, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved / X property, known as 308-310 Hawkview Court, Nashville, Tennessee 37207
(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 27th day of September, 19 96

Janice Lipscomb by Lurton E. Lipscomb Sr. Attorney in Fact — Lurton E. Lipscomb Sr.

JANICE LIPSCOMB — LURTON E. LIPSCOMB, SR.

BOOK 10218 PG 886

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Lurton E. Lipscomb, Sr.

the bargainor, 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 27th day of Sept, 1996.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

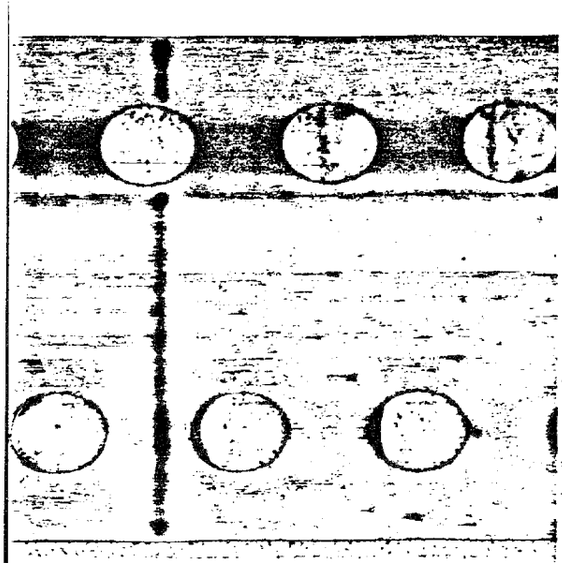
On this the 27th day of September, 1996, before me personally appeared Lurton E. Lipscomb Sr. to be known to the person who executed the foregoing instrument in behalf of Janice P. Lipscomb as his/her/their attorney-in-fact, and acknowledged that he/she/they executed the same as the free act and deed of the said Janice P. Lipscomb, as though he/she/they personally had acted.

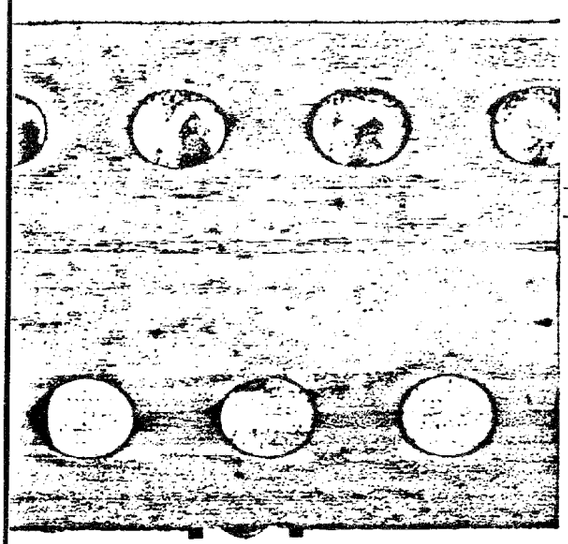
WITNESS my hand and official seal at Nashville Tn.
This the 27 day of Sept, 1996

NOTARY PUBLIC

My Commission Expires: 7/25/98

R 13.00 D.01 33C:ECK 276.75





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

RECEIVED OF _____

FOR ~~BOOK~~ 10218 ~~PG~~ 887

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	72363.42
CON TX	267.75
PRFEE	1.00
WDEED	8.00
TOTAL	276.75
CHECK	276.75

10/08/96 01 09:32 0001 7731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233960
IDENTIF. # REFERENCE

96 OCT -8 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074792

No [redacted]