FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE BOOK 10243 PG 271
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Richard L. Holman (NAME)	First Investment Company (NAME)	MAP 061-07
700 Broadmoor Drive (ADDRESS)	4300 East Broad, P. O. Box 729 (ADDRESS)	PARCEL 089
Nashville, TN 37216 (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, John D. Denton and James S. Sweeney, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Holman and wife, Diane Holman

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:

Land in Davidson County, Tennessee, being the west parts of Lots Nos. 4 and 5 of Block "G" on the Map of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County.

Said parts of said Lots adjoin and front 61.2 feet on the south side of Woodruff Drive, and run back between lines, 130 feet on the east line and 132.7 feet on the west line along the east margin of Patapsco Street, to the north line of Lot 3, on which they measure 85.7 feet.

Included but excluded is the following described property:

Land in Davidson County, Tennessee, being the Northwest part of Lot No. 5 of Block "G" on the map of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, described as follows:

BEGINNING at a point, said point being the Northwest corner of Lot No. 5 in the South right-of-way of Broadmoor Drive; thence Easterly along said South right-of-way 61.2 feet to Cranford's Northeast corner; thence South along Cranford's East property line, 10 feet to a point in the new proposes South right-of-way line of Broadmoor Drive; thence Westerly along said proposed right-of-way line 62.95 feet to a point in Cranford's West property line;

CONTINUED

This is unimproved ( ) improved (X) property, known as 700 Broadmoor Drive, Nashville, TN 37216 (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 31st day of October 19 96

John D. Denton

James S. Sweeney, Sr.

271

BOOK 10243 PG 272

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 John D. Denton and James S. Sweeney, Sr.

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

thence Northerly along said Westerly property line 10.15 feet to the point of beginning.

EXCLUDED from the above description but INCLUDED in the subject property is part of Patapasco Street, as closed by Ordinance No. 70-1117.

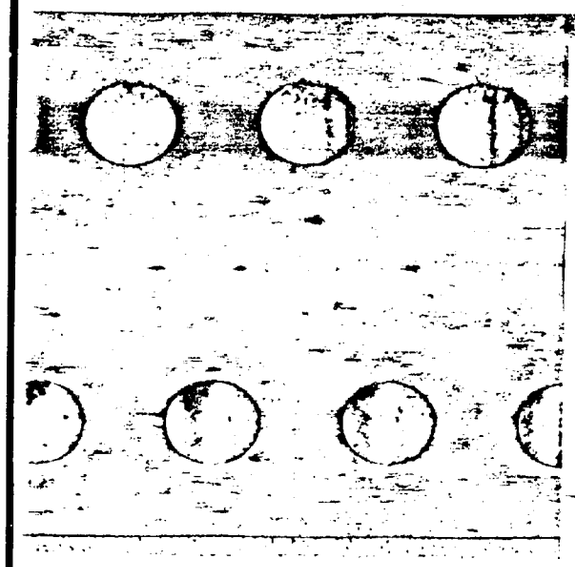
BEING the same property conveyed to John D. Denton and James S. Sweeney, Sr. by deed from James M. Stanfield, married and Wendy Stanfield, unmarried, of record in Book 10093, Page 597, Register's Office for said County.

7610 11/04 0101 03CHECK 329.35

0243158
IDENTIFICATION REFERENCE

96 NOV -4 PM 1:36

REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10243 PG 274

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	85500.00
CON TX	316.35
PRFEE	1.00
WDEED	12.00
TOTAL	329.35
CHECK	329.35

11/04/96 01 13:40 0001 7610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243158
IDENTIF. ↑ REFERENCE

96 NOV -4 PM 1:36

REGISTER
DAVIDSON COUNTY, TN.

No. 1084542