BOOK 10265 PG 150

FILE BOX 45

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of November, 1996, by and between MAURICE N. HOLLON, SR. and DOROTHY N. HOLLON, HUSBAND AND WIFE, Grantors, and LINDA F. O'DONNELL, UNMARRIED, and DAVID MARK DAVIS, UNMARRIED, ANDWILLIAM ROY DARNELL, UNMARRIED, Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MAURICE N. HOLLON, SR. and DOROTHY N. HOLLON, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said LINDA F. O'DONNELL, UNMARRIED, and DAVID MARK DAVIS, UNMARRIED, AND WILLIAM ROY DARNELL, UNMARRIED, herein referred to as Grantees, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 904 ROSEBANK AVENUE; NASHVILLE, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors do covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Maurice N. Hollon Sr.
MAURICE N. HOLLON, SR.
Signature of Seller

Dorothy N. Hollon
DOROTHY N. HOLLON
Signature of Seller

96 NOV 20 PM 1:48
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0248368
IDENTIF. ↑ REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MAURICE N. HOLLON, SR. and DOROTHY N. HOLLON, HUSBAND AND WIFE**, the within named bargainors, 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, at office, this **12th** day of **November, 1996.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LINDA F. O'DONNELL and DAVID MARK DAVIS WILLIAM ROY DARNELL
904 ROSEBANK AVENUE
NASHVILLE, TN 37206

Property Address:

904 ROSEBANK AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

FIRST INVESTMENT COMPANY
4300 EAST BROAD, P.O. BOX 729
COLUMBUS, OHIO 43216

Parcel #: MAP 084-01, PARCEL 24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$82,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Linda Fay O'Donnell
Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **November, 1996.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-20-97

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 415 on the Plan of Dugger Heights, Section Four, as of record in Book 2083, page 86, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 415 fronts 102.8 feet on the westerly side of Rosebank Avenue and runs back between lines, 226 feet on the northerly line and 173 feet on the southerly line, to a broken line in the rear on which it measures 114.2 feet.

BEING the same property conveyed to MAURICE N. HOLLON, SR. and DOROTHY N. HOLLON, HUSBAND AND WIFE by deed from KAREN D. TOBE, of record in Book 8408, page 415, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

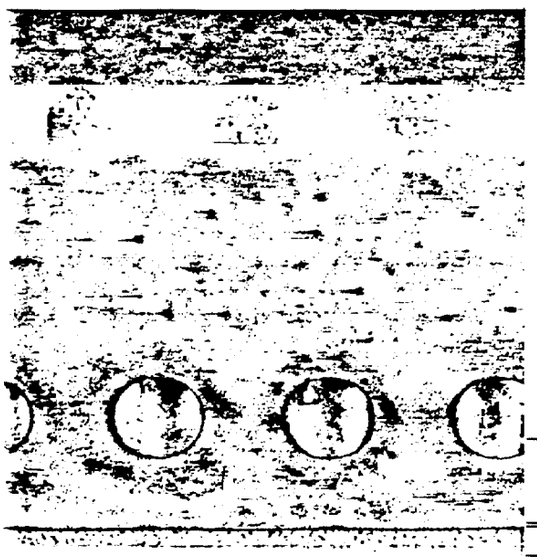
1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 084-01, PARCEL 24, 0).

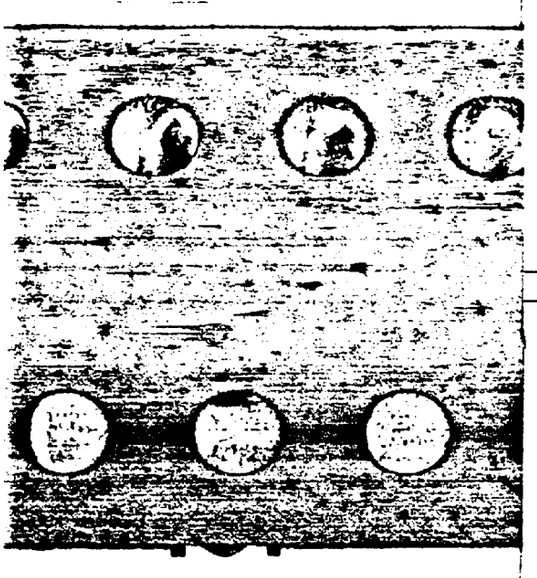
2. All matters set forth on the Plan of record in Book 2083, page 86, Register's Office for Davidson County, Tennessee, which plan includes a 60-foot minimum building setback line from Rosebank Avenue and 10-foot public utility easements along the northern and eastern lines of said lot.

3. Sanitary Sewer Easement, of record in Book 4026, page 759, Register's Office for Davidson County, Tennessee.

4. Water Main Easement of record in Book 2272, page 607, said Register's Office.

7400 11/20 0101 03CHECK 319.73





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

RECEIVED OF _____

FOR _____

BOOK 10265 PG 153

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 82900.00
				CON TX 306.73
				PRFEE 1.00
				WDEED 12.00
				TOTAL 319.73
				CHECK 319.73
11/20/96	01			13:50 0001 7400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248368
IDENTIF. ↑ REFERENCE

96 NOV 20 PM 1:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1090110