BOOK 10268 PG 708

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,100.50

Teresa S. Allaire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 96

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON CO., TN

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
Armand E. Allaire II (NAME)	First Investment Company (NAME)	MAP 52-8
1409 - 1411 Indian Woods (ADDRESS)	4300 East Broad, P. O. Box 729 (ADDRESS)	PARCEL 109
Madison, TN 37115 (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, Robert D. Pyron and wife, Shirley Pyron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Armand E. Allaire II and wife, Teresa Allaire

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. 23, on the plan of Meadow Bend Subdivision Section Two, of record in Plat Book 5800, Page 275, 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 Robert D. Pyron by deed from William H. Dorris, of record in Book 6542, Page 519, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6180, Page 250, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Robert D. Pyron and wife, Shirley Jane Pyron, to I. Dyke Tatum, Esquire, Trustee, for First Investment Company, dated October 19, 1992, and filed for record in Book 8764, Page 463, Register's Office for said County, with an unpaid principal amount of approximately $ 66,100.50, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

The said Shirley Pyron joins in this conveyance to convey any and all marital interest he/she may have in said property.

This is unimproved ( ) improved (X) property, known as 1409 - 1411 Indian Woods, Madison, TN 37115
(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 15th day of November 19 96

Robert D. Pyron
Robert D. Pyron

Shirley Pyron
Shirley Pyron

BOOK 10268 PG 709

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 Robert D. Pyron and wife, Shirley Pyron

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 15th day of November 19 96.

Commission expires May 24, 1997

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 _____

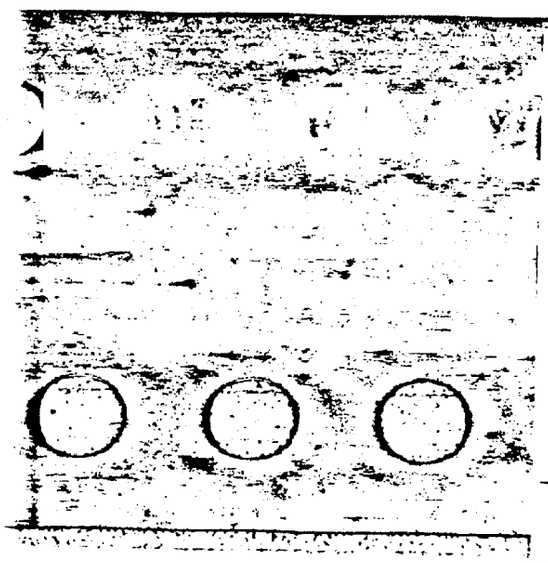
Notary Public

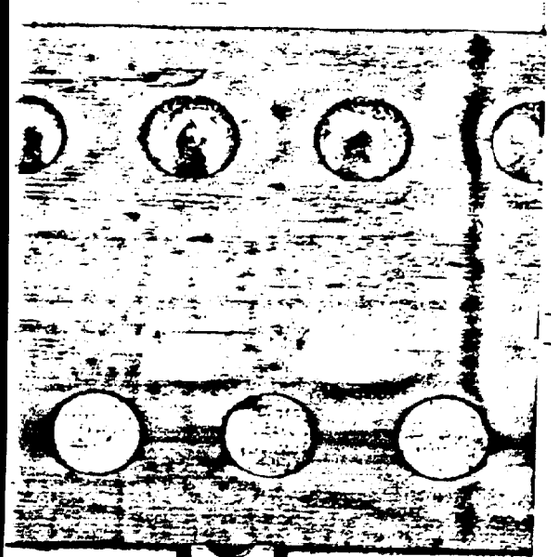
0248829
IDENTIF. ↑ REFERENCE

96 NOV 21 PM 1:28

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

7887 11/21 0101 03CHECK 272.00





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

RECEIVED OF _____

FOR _____

BOOK 10266 PG 710

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 71100.50
				CON TX 263.08
				PRFEE 1.00
				WDEED 8.00
				TOTAL 272.08
				CHECK 272.08
11/21/96	01			13:26 0001 7887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248829
IDENTIF. ↑ REFERENCE

96 NOV 21 PM 1:28
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1090592