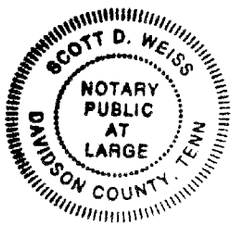
BOOK 10287 PG 154

BOX #19B
G#96-11-45K

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| RYAN S. CLARK | FIRST INVESTMENT COMPANY | MAP 162-07 |
| (NAME) | (NAME) | |
| 5029 Shihman Drive | 4300 East Broad Street | PARCEL 061 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Columbus, Ohio 43213 | FB #05DU-41848 |
| (CITY) (STATE) (ZIP) | (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, HARRY D. WILLIAMS AND WIFE, KATHLEEN C. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN S. CLARK, (SINGLE)

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 Lot No. 238 on the Plan of Antioch Park, Section Two, as of record in Book 3842, Page 240, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Harry D. Williams and wife, Virginia L. Williams, by Deed from George Floyd Collins, of record in Book 5460, Page 904, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of record in Minute Book 168A, Page 731, File No. 87D-1645, in Fourth Circuit Court for Davidson County, Tennessee. The property was further conveyed to Harry D. Williams, unmarried, by Quitclaim Deed, of record in Book 7518, Page 13, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 4292, Page 859, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid at closing by the Grantors herein.

KATHLEEN C. Williams, wife of the above named Harry D. Williams, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

CONTINUED

This is improved (X) unimproved ( ) property, known as 5029 Shihman Drive, Antioch, TN 37013
(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 10th day of December 1996

HARRY D. WILLIAMS Harry D. Williams
By: Kathleen C. Williams
KATHLEEN C. WILLIAMS, ATTORNEY-IN-FACT

Kathleen C. Williams
KATHLEEN C. WILLIAMS

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 KATHLEEN C. WILLIAMS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of December, 1996.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS 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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 10th day of December, 1996, before me personally appeared KATHLEEN C. WILLIAMS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of HARRY D. WILLIAMS, and acknowledged that she executed the same as the free act and deed of the said HARRY D. WILLIAMS.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

LEGAL DESCRIPTION CONTINUATION

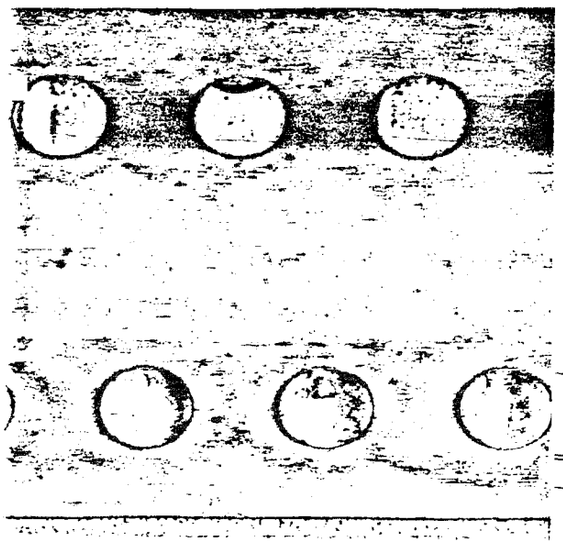
THIS instrument is being executed in behalf of Harry D. Williams pursuant to a Power of Attorney executed by him on the 3rd day of December, 1996, and being filed for record simultaneously herewith.



0254822 IDENTIF. & REFERENCE

96 DEC 11 AM 10:46 DAVIDSON COUNTY REGISTER

4490 12/11 0101 03CHECK 361.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

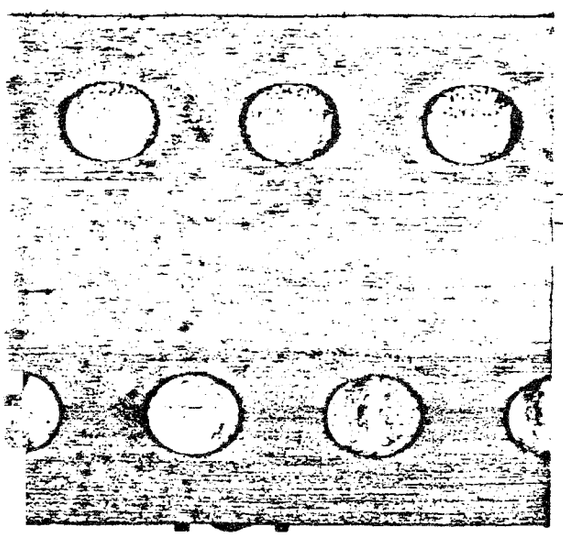
RECEIVED OF _____

FOR _____

BOOK 10287 PG 156

| | | |
|---|---|---|
| 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 | 95150.00 |
| CON TX | 352.06 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 361.06 |
| CHECK | 361.06 |

12/11/96 01 10:50 0001 4490

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0254822
IDENTIF. # REFERENCE

96 DEC 11 AM 10:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1097123