Tax was previously paid in Wilson County, Tennessee.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/03 08:34 3pgs
Fees:17.00 Taxes:0.00

20030506-0059798

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,200.00

Marcia L. Alford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: 4/05/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcia L. Alford (NAME)	First Investment Company (NAME)	MAP 52K
4857 Everest Drive (ADDRESS)	4300 E. Broad Street (ADDRESS)	GROUP A
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Columbus, OH 43213 (CITY) (STATE) (ZIP)	PARCEL 17.01

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, Mart W. Dowden and wife, Mary C. Dowden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcia L. Alford and Clifton Alford, Jr. and wife, Marie A. Alford, Trustees U/A/D

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Wilson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 73 on the Plan of Sherwood Forest, Section 3, of record in Plat Book 12, Page 27, Register's Office for Wilson County, Tennessee and Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Mart W. Dowden and wife, Mary C. Dowden by deed from Jeffrey W. Vallett and wife, Gina C. Vallett of record in Book 6129, Page 950, Register's Office for Davidson County, TN and in Book 388, Page 628, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4465, Page 184, as amended in Book 4482, Page 427, and in Book 4593, Page 690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to setback lines and recorded easements of record in Book 4460, Page 81, Register's Office for Davidson County, TN and in Book 12, Page 27, Register's Office for Wilson County, TN.

This conveyance is subject to a 10 foot public utility and drainage easement

CONTINUED

This is improved (X) unimproved ( ) property, known as 4857 Everest Drive, Old Hickory, Tennessee 37138
(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 30th day of April, 19 96

Mart W. Dowden

Mary C. Dowden

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mart W. Dowden and wife, Mary C. Dowden

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 Mt. Juliet, Tennessee, this 30th day of April 19 96

Commission expires 4/25/98

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

State Tax $ 281.94
Fee $ 1.00
Recording Fee $ 12.00
Total $ 294.94
Receipt No. 32405
MARGIE L. TRICE, Register
By _____ Deputy

State of Tennessee, Wilson County
I, Margie Trice, Register of said county and state do certify that the foregoing instrument is registered in said office in book 446 page 226 that it was received 5-7- 19 96 at 11:30 o'clock and entered in notebook 31 page 381 Margie Trice, Reg _____ Deputy

LEGAL DESCRIPTION CONTINUATION

which runs along the rear property line of record in Book 4460, Page 81, Register's Office for Davidson County, TN and in Book 12, Page 27, Register's Office for Wilson County, TN.