FILE IN BOX #4
MAP 142-7 PARCEL 9
#9D-27770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 72,960.00 .

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 72960.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Feb 1986.
Deputy Register

Subscribed and sworn to before me this the 986.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:
SHIRLEY J. CUSAAC
(Name)
124 Westerly Drive
(Street Address)
Nashville, Tennessee 37221
(City) (State) (Zip Code)

SEND TAX BILLS TO:
FIPST TENNESSEE BANK, NATIONAL ASSOCIATION
(Name)
P. O. Box 1000, Dept. 47
(Street Address)
Memphis, Tennessee 38148
(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, INVESTMENT BUILDING GROUP, a Tennessee General Partnership, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto SHIRLEY J. CUSAAC, unmarried, hereinafter called the "Grantee(s)", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 124 of Willow Pointe Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, Page 257, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed. Reference is hereby made to the plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Investment Building Group, a Tennessee General Partnership, composed of Harry Hemmerly, Calvin Tate and Jim McLean, by Deed from U. Grant Browning and wife, Elizabeth M. Browning, of record in Book 6602, Page 915, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Harry Hemmerly pursuant to a "Power of Attorney" executed by him on the 20th day of February, 1986, and being filed for record simultaneously herewith.

THIS is improved property, known as Unit No. 124, Willow Pointe Condominiums, 124 Westerly Drive, Nashville, Tennessee 37221.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. All terms and provisions of the Master Deed of record in Book 6772, Page 257, Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of Willow Pointe Homeowners' Association; and the By-Laws of record in Book 6772, Page 295, Register's Office for Davidson County, Tennessee.

3. Easements and restrictions as shown on the plat of Willow Pointe Condominiums.

4. Taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", her heirs and assigns forever; and it does covenant with the said "Grantee(s)" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", her 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.

IN WITNESS WHEREOF, Investment Building Group, has caused its name to be affixed hereto by its duly authorized officers on this 21st day of February, 1986.

INVESTMENT BUILDING GROUP
A Tennessee General Partnership

HARRY HEMMERLY, Partner

BY: CALVIN TATE, Attorney-In-Fact

BY: CALVIN TATE, Partner

7860 1 IDENTIFICATION REFERENCE

FEB 26 12 14 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

BY: JIM McLEAN, Partner

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CALVIN TATE and JIM McLEAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their several oathes acknowledged themselves to be the Partners of the INVESTMENT BUILDING GROUP, the within named bargainor, a Partnership, and that they as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by the said CALVIN TATE and JIM McLEAN as such Partners.

Witness my hand and official seal at office at Nashville, Tennessee, on this, the 21st day of February, 1986.

My commission expires: 2/19/88

Notary Public

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 21st day of February, 1986, before me personally appeared CALVIN TATE, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of HARRY HEMMERLY, and acknowledged that he executed the same as the free act and deed of the said HARRY HEMMERLY.

My Commission Expires: 2/19/88

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6790 PAGE 295

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
			72560.00- CONT.	
			135.50 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	136.30-
			777GA02/86/06 CHG	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78601

IDENTIFICATION REFERENCE

FEB 26 12 14 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 222240