#4854 File Box 38

WARRANTY DEED

BOOK 6863 PAGE 444

THIS INSTRUMENT PREPARED BY

George E. Mudurc, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN M. THROWER (NAME)	REGENCY MORTGAGE, INC. (NAME)	Map 131-2-A
2116 Hobbs Road, #N-9 (STREET ADDRESS OR ROUTE NUMBER)	260 Regency Court (STREET ADDRESS)	Parcel 105
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Waukesha, Wisconsin 53186 (CITY) (STATE) (ZIP)	F.B. #7DA-79242

FOR AND IN 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, W. E. SHERIFF and wife, SHARON A. SHERIFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN M. THROWER and wife, DONNA T. THROWER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. N-9 on the Plan of Hobbs House Condominium Apartments as of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to W.E. Sheriff and wife, Sharon A. Sheriff by deed from F.G. Cavin and wife, Sarah T. Cavin of record in Book 5973, page 23, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) By-Laws of record in Book 5289, page 558, amended in Book 6822, page 893, (3) Covenants, Conditions, Restrictions and Agreements of record in Book 5289, page 515, amended in Book 5293, page 612; and (4) All matters appearing on the Plan of record in Book 4595, page 74, amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
DAVIDSON COUNTY
IDENTIFICATION REFERENCE
MAY 21 9 57 AM '86
REGISTER'S OFFICE

unimproved ( )
This is improved (XX) property, known as 2116 Hobbs Road, #N-9, Nashville, Tennessee 37215

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 successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of May, 1986.

W. E. SHERIFF
Attorney-in-Fact for the
said W.E. Sheriff by Power of Attorney
of record in Book 6718, page 936,
Register's Office for Davidson County, Tennessee.

SHARON A. SHERIFF

#4954 File Box 38

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6863 PAGE 445

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHARON A. SHERIFF 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 Nashville, Tennessee this 19th day of May, 1986.

My commission expires 1/10/87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that as such being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such .

Witness my hand and official seal, at
this day of , 19

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 1986, before me personally appeared, SHARON A. SHERIFF, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of W.E. SHERIFF, and acknowledged that she executed same as the free act and deed of the said W.E. SHERIFF.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 1986.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 1986.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

W. E. SHERIFF and wife, SHARON A. SHERIFF

TO

JOHN M. THROWER and wife, DONNA T. THROWER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6863 PAGE 446

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

43500.00- CONT.
116.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 129.60-
6552A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02935

IDENTIFICATION REFERENCE

MAY 21 9 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250318