WALT, DYER & [illegible], ATTYS.
ONE BURTON HILLS BLVD., SUITE 13
NASHVILLE, TN 37215

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
C-11 Paddock, 229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6887 PAGE 130

Prepared solely upon information furnished by the parties hereto

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth Throgmorton-Raines (NAME)	Leader Federal Mtg. Inc. (NAME)	Map 143-3
#133 One Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 133
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	FB# 9DZ-72820

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, KARL R. BANKERT and wife, MARILYN G. BANKERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH THROGMORTON-RAINES AND ROBERT SYDNEY THROGMORTON, BOTH UNMARRIED

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:

Being Unit No. 133 on the Plan of Harpeth Trace Highrise Condominium Apartments as of record in Book 5050, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Karl R. Bankert and wife, Marilyn G. Bankert by deed from James Thomas Griscom, Jr., and wife, Joan Mitcham Griscom of record in Book 6374, page 48, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5120, page 918; (2) Master deed of record in Book 5116, page 751; (3) Charter of record in Book 5120, page 199; and (4) All matters appearing on the plan of record in Plat Book 5050, page 47, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 16 8 30 AM '86
IDENTIFICATION REFERENCE
10690

unimproved ( )
This is improved (X) property, known as 133 Harpeth Trace Drive, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, 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 28th day of April, 19 86

Karl R. Bankert
By His Attorney-in-Fact
UNITED VIRGINIA BANK

By: [signature]
Assistant Vice President

Marilyn G. Bankert
By Her Attorney-in-Fact
UNITED VIRGINIA BANK

By: [signature]
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires_____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 VIRGINIA:
~~COUNTY~~ OF RICHMOND :
CITY

On this 28th day of April, 1986, before me personally appeared _____ Mark Rowe with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be Assistant Vice President of the United Virginia Bank, to me known to be the Company that executed the foregoing instrument in behalf of KARL R. BANKERT and wife, MARILYN G. BANKERT, and acknowledged that he executed the same, being authorized so to do, by signing the name of the corporation as such Assistant Vice President as the free act and deed of the said KARL R. BANKERT and wife, MARILYN G. BANKERT.

WITNESS my hand and official seal, at Richmond, Virginia, this 28th day of April, 1986.

My commission expires: 3-14-89

Helen A. Miles
Notary Public

STATE OF ~~TENNESSEE~~ VIRGINIA
~~COUNTY OF DAVIDSON~~
CITY OF RICHMOND
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,684.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1986

MY COMMISSION EXPIRES: 3-14-89
(AFFIX SEAL)

Helen A. Miles
Notary Public

WARRANTY DEED

FROM

KARL R. BANKERT

and wife,

MARILYN G. BANKERT

TO

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

File Box 38

RETURN TO: BOOK 6887 PAGE 138

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

RECEIVED OF _____

FOR _____

BOOK 6887 PAGE 138

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

86684.00- CAMT.
225.42 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 231.92-
5711A06/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1069 O.

IDENTIFICATION REFERENCE

JUN 16 8 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259285