BOOK 6902 PAGE 168

FILE IN BOX #4
MAP 142-4B PARCEL 1
#9D-4681

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 92,500.00 .

Affiant

Subscribed and sworn to before me this the 25th day of June 1986.

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:	SEND TAX BILLS TO:
Michael Shmerling & Ronald Styers	"OWNERS"
D/B/A JAMM (Name) INVESTMENTS	(Name)
c/o 155 BELLE FOREST CIRCLE (Street Address)	(Street Address)
NASHVILLE, TN 37221 (City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

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, A & P INVESTMENTS, a Partnership, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto MICHAEL SHMERLING and RONALD STYERS D/B/A JAMM INVESTMENTS, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. A-1, Building "A" on the Plan of Buildings A, B & C, Bellevue Office Park, Condominium Offices, a Horizontal Property Regime created under Section 64-2701, et seq. as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, established by a Master Deed of record in Book 6040, Page 701, and as amended in Book 6147, Page 689, and Book 6641, Page 171, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Buildings A, B & C, Bellevue Office Park, Condominium Offices, as of record in Book 5800, Page 177, for a more complete identification and description of said Unit.

BEING of the same property conveyed to A & P Investments, a Partnership composed of Richard Lee Pridgen, Sr., and George Wilson Andrews, by Deed from Mitchell Development Co., Inc., of record in Book 6357, Page 798, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as Unit No. A-1, Building A, Bellevue Office Park, 151 Belle Forest Circle, Nashville, Tennessee 37221.

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

1. All terms and provisions without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings of the Master Deed of record in Book 6040, Page 701, and as amended in Book 6147, Page 689, and Book 6641, Page 171, Register's Office for Davidson County, Tennessee, and the By-Laws contained as Exhibit "A" in said Master Deed.

2. This conveyance is made subject to the provisions of the Tennessee Property Act, as the same is set out in Section 64-2701 et seq., as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

3. Taxes for the current year which have been prorated and assumed by the Grantees 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)", their 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 itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", 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.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 25th day of June, 1986.

A & P INVESTMENTS, A Partnership

BY: Richard Lee Pridgen, Sr.
RICHARD LEE PRIDGEN, SR., Partner

BY: George Wilson Andrews
GEORGE WILSON ANDREWS, Partner

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, of the State and County aforesaid, personally appeared RICHARD LEE PRIDGEN, SR., and GEORGE WILSON ANDREWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their several oaths acknowledged themselves to be the Partners of A & P INVESTMENTS, the within named bargainor, A Partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by themselves as Partners.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 25th day of June, 1986.

My Commission Expires: 2/19/88

Notary Public

15406

IDENTIFICATION REFERENCE

JUN 27 4 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			240.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 247.00-
			1262A06/27/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15406

IDENTIFICATION REFERENCE

JUN 27 4 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264716