FILE BOX 9

BOOK 6912 PAGE 499

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,795.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 86.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas J. Ebers et al (NAME)	City Fed Mortgage Company (NAME)	Map 142-7
109 Westerly Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 9
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	FB# 9D 27770

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, WE, Investments Building Group

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Ebers and Fred Branch, both unmarried, as joint tenants with the right of survivorship.

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

A certain condominium apartment in Davidson County, Tennessee, being Unit 109 of Willow Pointe Condominiums as created in The Master Deed and By-Laws, of record in Book 6773, page 257 and as further described in Exhibit A thereof, Register's Office for said County, reference to the record thereof being hereby made for full particulars.

Being part of the same property conveyed to Investment Building Group by deed from U. Grant Browning and wife, Elizabeth Browning of record in Book 6602, page 915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) property taxes for 1986 for which Grantees will be responsible; (b) Master Deed and By-Laws which contain covenants, conditions, and restrictions of record in Book 6772, page 257, Register's Office for said County; and (c) the matters set forth on said plan.

13720

IDENTIFICATION

Jul 9 3 51 PM '86

FELIX P. DYER, JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 109 Westerly Drive, Nashville, Tennessee 37221
(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 June, 19 86

Investments Building Group

BY: _____ BY: _____ BY: _____

Harry Hemmerly, Partner Calvin Tate, Partner Jim McLean, Partner

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, John V. Adams, a Notary Public within and for the State and County aforesaid, personally appeared Harry Hemmerly, Calvin Tate and Jim McLean with whom I am personally acquainted and who upon (~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the partners ~~xxx~~ respectively of the Investment Building Group, Inc. partnership, the within named bargainor, a ~~corporation~~, and that ~~the~~ they) as such partners ~~xxx~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said partners as such _____, and attesting the same by the said ~~xx~~ such _____.

Witness my hand and official seal at office at Nashville on this the 30th day of June, 19 86.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM

TO

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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
			67795.00- CONT.	
			169.24 RSTAX	
			.50 [illegible]	
			6.00 WDED	
			CHECK	126.34-
5161A07/09/86			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 7 2 0 NCE

IDENTIFICATION REFERE

JUL 9 3 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 268578