FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6917 PAGE 74

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 19 86.

Notary Public

MY COMMISSION EXPIRES: 9/28/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Janice M. Rubertas	First Investment Company	MAP 73-07
(NAME)	(NAME)	
2611 Tate Court	4300 East Broad, P.O. Box 749	PARCEL 249
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Columbus, Ohio 43216	3D285901
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Investment Building Group, a Tennessee General Partnership composed of Harry Hemmerly, Calvin Tate and Jim McLean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice M. Rubertas, unmarried

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:

BEING Lot No. 4B of the Zone Lot Division of Lots Nos. 1, 2, and 4-7, of Cabin Hill Subdivision, Section 2, of record in Plat Book 6250, page 666, amending Plat Book 6050, page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Investment Building Group by deed from Cabin Hill Associates, of record in Book 6540, page 948, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 666, Register's Office for said County.

20609

IDENTIFICATION REFERENCE

Jul 15 2 10 PM '86

FILED AND RECORDED
DAVIDSON COUNTY, TN

unimproved (XX) property, known as 2611 Tate Court, Nashville, TN 37214
improved ( )
(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 heir 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 covey 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 my hand this 14th day of July, 1986

By: Calvin Tate
Calvin Tate, Partner

Investment Building Group

By: Harry Hemmerly
Harry Hemmerly, Partner

By: Jim McLean
Jim McLean, Partner

73-2

STATE OF TENNESSEE
COUNTY OF

BOOK 6917 PAGE 743

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

_____

_____ (or proved to me on the basis of satisfactory evidence) 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
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) as such _____ and (they) _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____, on this the _____ day of _____ 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Investment Building Group

TO

Janice M. Rubertas

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, 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 (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be partners of Investment Building Group, a Tennessee General Partnership, the within named bargainor, and partnership, and that they as such partners, exeucted the foregoing instrument for the purposes therein contained by the signing of the partnership by themselves as partners.

Witness my hand and official seal, this 14th day of July, 1986.

My Commission Expires: 9/9/89

Patricia Mullen
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6917 PAGE 744

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
			53900.00- CAPT. 150.92 CSTAX .50 PRFEE 6.00 MOSLR CHECK 157.42- 7332A07/15/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20609

IDENTIFICATION REFERENCE

Jul 15 2 10 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 270706