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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,630.00

Donna J. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1986.

Notary Public

MY COMMISSION EXPIRES: 9/16/87

(AFFIX SEAL)

NOTARY PUBLIC PATTI LARGE STATE OF TENNESSEE

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
Donna J. Morgan (NAME)	First Investment Company (NAME)	MAP 142-7
108 Westerly Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad, P.O. Box 749 (STREET ADDRESS)	PARCEL 108
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (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 Donna J. Morgan and James B. Butler, Jr., as joint tenants with 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.

BEING Unit No. 108, Willow Pointe Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, page 257, 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 made to the plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Investment Building Group, a Tennessee General Partnership, composed of Harry Hemmerly, Calvin Tate, and Jim McLean, by deed from U. Grant Browning and wife, Elizabeth L. Browning, of record in Book 6602, pge 915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, of record in Book 6772, page 257, Register's Office for Davidson Couty, Tennessee.

Power of Attorney of record in Book 6931, page 98, said Register's Office.

27334

IDENTIFICATION REFERENCE

Aug 1 10 44 AM '86

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 108 Westerly Drive, Nashville, TN 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 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 30th day of July, 1986

Investment Building Group

By: Calvin Tate
Calvin Tate, Partner

By: Harry Hemmerly
Harry Hemmerly, Partner
by Calvin Tate attorney in fact

By: Jim McLean
Jim McLean, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the unde signed, a Notary Public in and for said County and State, the within named Calvin Tate, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Harry Hemmerly, a partner of Investment Building Group, a Tennessee General Partnership, as the free act and deed of the within named Harry Hemmerly, partner of Investment Building Group, a Tennessee General Partnership.

Witness my hand and official seal, at Nashville, this 30th day of July, 1986.

My Commission Expires: 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

State and County aforesaid, personally appeared _____
and _____ with whom I am personally acquainted (and who
his oath himself (or proved to me on the basis of satisfactory evidence)
upon (their several oaths) acknowledged (themselves) to be the _____
and _____ respectively of the _____
the within named bargainor, and corporation, and that (he) as such _____
(they)
and _____ 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

Donna J. Morgan
James B. Butler, Jr.

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 ~~MXXXXXMXMMXXXX~~ 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 executed the foregoing instrument for the purposes therein contained by the signing of the partnership by themselves, as partners.

Witness my hand and seal, this 30th day of July, 1986.

My Commission Expires: 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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

69630.00- CONT.
194.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.30-
5170A08/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27334

IDENTIFICATION REFERENCE

AUG 1 10 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278383