WARRANTY DEED

BOOK 6958 PAGE 146

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Group Investment Services	SAME	105-6;106 - as to
(NAME) P.O. Box 40928	(NAME)	Tract I;
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37204	(STREET ADDRESS)	105-6;339 - as to Tract II
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mortgagee-Commerce Union Bank

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~~ Investment Services, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Group Investment Services, a Tennessee general partnership

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property described in Exhibit A is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. The Plan of record in Book 4660, page 151, Register's Office for Davidson County, Tennessee. (Applies to Tract II)

3. The Plan of record in Book 421, page 21, said Register's Office. (Applies to Tract I)

34860

TENNESSEE REAL ESTATE TRANSFER

AUG 25 11 13 AM '86

unimproved ( )
This is improved (X) property, known as 1210-8th Avenue, South, Nashville, Tennessee 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

CHECK FOR 7-1/25

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 successors, assigns 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 its hand this 22nd day of August, 1986

INVESTMENT SERVICES, a partnership

BY: Roy Lee Isbell, Managing Partner

375B

Form 3

STATE OF _____)

COUNTY OF _____)

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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 _____ this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Roy Lee Isbell, with whom I am personally acquainted and who upon (his oath, ~~affirmation~~) acknowledged (himself, ~~herself~~) to be the Managing Partner of the Investment Services partnership, the within named bargainor, a ~~corporation~~, and that (he, ~~she~~) as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Roy Lee Isbell as such Managing Partner.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 22 day of Aug., 19 86

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Investment Services, a Tennessee partnership

TO
Group Investment Services, a Tennessee general partnership

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 190,000.00

_____

Subscribed and sworn to before me this 22 day of Aug., 1986

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 5 and the northerly 3.4 feet of Lot No. 6 on the Map of Frank G. Ignatz Subdivision of Lot No. 1 on the division of the Horton Lands, as of record in Book 421, page 21, Register's Office for said County.

Said Lot No. 5 and part of 6 front together 50.1 feet on the easterly side of 8th Avenue South, as widened, formerly Spruce Street, and runs back 143.6 feet on the northerly line and 144.1 feet on the southerly line to an alley, measuring 50.1 feet thereon.

Excluded from said TRACT ONE is the following, the same having heretofore been conveyed to Metropolitan Development and Housing Agency; as of record in Book 5116, page 330, said Register's Office:

Parts of Lots Nos. 5 and 6 on the division of the Horton Lands, of record in Book 421, page 21, said Register's Office, described as follows:

Beginning at a point, said point being 187 feet, more or less, in a southerly direction along the easterly boundary of Eighth Avenue South, measured from the southeast intersection of Chestnut Street and Eighth Avenue South; thence along a line in an easterly direction a distance of 15 feet, more or less, to a point; thence along a line in a southerly direction a distance of 50 feet, more or less, to a point; thence along the easterly boundary of Eighth Avenue South in a northerly direction, a distance of 50 feet, more or less, to the point of beginning, and containing 750 square feet, more or less.

TRACT TWO:

Land in Davidson County, Tennessee, being a parcel of land marked "Reserved" on the Plan of Edgehill Estates, Section 62, of record in Book 4660, page 151, said Register's Office, described as follows:

Beginning at a concrete monument in the east margin of the proposed right of way of 8th Avenue South, said concrete monument being located in the North line of Lot 5 on the Plan of the Frank G. Ignatz Subdivision of record in Book 421, page 21, said Register's Office; thence leaving said right of way with the North line of said Lot 5, North 85 deg. 03 min. East 128.10 feet to an iron pin in the West margin of Alley 402; thence with the margin of the same, North 7 deg. 30 min. West 30.01 feet to an iron pin; thence leaving said alley and with the South line of Lot 1 on the Plan of Edgehill Estates, Section 62, West 127.54 feet to an iron pin in the East margin of the proposed right of way of 8th Avenue South; thence with the margin of the same South 6 deg. 26 min. East 30.01 feet to the point of beginning.

Tracts One and Two being the same property conveyed to Investment Services, a Tennessee general partnership by deed from Richard S. Means, of record in Book 6559, page 684, Register's Office for Davidson County, Tennessee.

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

80000.00- CAMT.
582.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 591.50-
376BA08/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34860

TENNESSEE REAL ESTATE TRANSFER TAX
Aug 25 11 13 AM '86

No. 286763