File Box 45

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 7052 PAGE 538

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,894.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES: 9/24/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hillsboro Developers, Inc.	Owner	Map 73-7
(NAME)	(NAME)	Parcels 255, 201,
5201 Maryland Way		202, 195, 242
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		196 and 243
(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 Calvin L. Tate, Harry G. Hemmerly and James T. McLean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hillsboro Developers, Inc.

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. 33B, 35A and 36A of the Zone Lot Division of Lots 33 through 37, Section 4, Cabin Hill Subdivision, of record in Plat Book 6250, page 520, amending Plat Book 5200, page 795, 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 6300, page 136, said Register's Office.

BEING Lots Nos. 29A and 29B of the Zone Lot Division of Lot No. 29, Cabin Hill Subdivision, Section Four, of record in Plat Book 6250, page 833, amending Plat Book 5200, page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING Lots Nos. 30A and 30B of the Zone Lot Division of Lots 27 through 32, of Cabin Hill Subdivision, Section Four, of record in Plat Book 6250, page 833, amending Plat Book 5200, page 795, 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 Calvin L. Tate, Harry G. Hemmerly and James T. McLean, doing business as Investment Building Group, a partnership, by deed from Cabin Hill Associates, of record in Book 6515, page 746, said Register's Office.

SEE ATTACHED CONTINUATION OF LEGAL DESCRIPTION.

2428, 2422, 2418, 2433, 2435

This is unimproved ( ) improved (XX) property, known as 2437 and 2439 Robbie Court (House Number) (Street) Nashville, TN 37214 (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 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 25th day of November, 19 86

INVESTMENT BUILDING GROUP

By: Calvin L. Tate
Calvin Tate, Partner

By:
Harry Hemmerly, Partner

Robbie M. Hemmerly
Robbie M. Hemmerly

By:
Jim McLean, Partner

Teresa L. Tate by Calvin L. Tate
Teresa L. Tate

BOOK 7052 PAGE 539

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robbie M. Hemmerly

the bargainor _____, with whom I am personally acquainted/and who acknowledged that she (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 19 86

Commission expires 9/9/89

Patricia Nichols
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/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 / they) as such _____ 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 _____

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

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
Hillsboro Developers, Inc.

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
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 partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing of the partnership by themselves as partners.

Witness my hand and seal, this 25th day of November, 1986.

My Commission Expires: 9/9/89

Patricia Nichols
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE BOX 45

CONTINUATION OF LEGAL DESCRIPTION:

BEING Lots Nos. 5B, 6A and 6B of the Zone Lot Division of Lots 1, 2, 4, 5, 6 and 7 Cabin Hill Subdivision, Section Two, 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.

BOOK 7052 PAGE 540

Being part of the same property conveyed to Calvin L. Tate, Harry G. Hemmerly and James T. McLean, doing business as Investment Building Group, by deed from Cabin Hill Associates, of record in Book 6540, page 948, said Register's Office.

Restrictive Covenants of record in Book 6430, page 508, Book 6430, page 543, Plat Book 6250, page 520, and Plat Book 6250, page 666, said Register's Office.

Robbie M. Hemmerly and Teresa L. Tate are joining in this conveyance to convey any and all marital rights they may have to subject property.

Power of Attorney of record in Book 5859, Page 61, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin L. Tate, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Teresa L. Tate, as her Attorney in Fact, as the free act and deed of the within named Teresa L. Tate.

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

Notary Public

My commission expires: 9/9/89

NOTARY PUBLIC

IDENTIFICATION REFERENCE

Nov 26 3 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6752

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7052 PAGE 541

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

4'[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67552 IDENTIFICATION REFERENCE Nov 26 3 32 PM '86 [illegible]

No. 16710