File #5514 FILE BOX 38

WARRANTY DEED

BOOK 7094 PAGE 961

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
JACK SMITH TYLER (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	Map 131-2-A
2116 Hobbs Road, Unit M-5 (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 92
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	F.B. #7DA-79228

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, IGP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK SMITH TYLER, unmarried

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

Land in Davidson County, Tennessee, being Unit No. M-5 on the Plan of Hobbs House Condominium Apartments as of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to IGP, a Tennessee general partnership, by deed from Eleanor Craig Kelley, an unmarried woman, of record in Book 6355, page 722, said Register's Office.

This conveyance is made subject to (1) Covenants, Conditions, Restrictions and Agreements contained in Master Deed and By-Laws of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, and Book 6822, page 893; (2) Charter of Incorporation of record in Book 5296, page 689; and (3) All matters appearing on the Plan of record in Plat Book 4595, page 74, amended in Book 5200, page 54, said Register's Office.

79928

IDENTIFICATION REFERENCE

JAN 5 11 54 AM '87

FELIX Z. HUDSON, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 2116 Hobbs Road, Unit M-5, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of December, 1986.

IGP
By: _____
George E. Mudter, Jr., Partner

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STATE OF TENNESSEE
COUNTY OF _____

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

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be Partner of the IGP, a Tennessee general partnership, the within named bargainor, a corporation, and that as such 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 George E. Mudter, Jr. as such Partner.

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

Notary Public

Commission expires 4/19/87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,300.00

Affiant

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

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM: IGP, a Tennessee general partnership

TO: JACK SMITH TYLER, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

4583[illegible]-00- [illegible]
120.00 [illegible]
.50 [illegible]
0.00 [illegible]
[illegible] 137.50-
1/05/87 JAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 9 9 2 8

IDENTIFICATION REFERENCE

JAN 5 11 54 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30604