file box 8/jcl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Visual Packaging Industries Inc.
701 Vosswood Drive
Nashville, TN 37205

MORTGAGEE:
Metropolitan Federal Savings
& Loan Association
P.O. Box 995
Nashville, TN 37202-0995

MAP-PARCEL NUMBERS:
103-6-A-41 CO
8DA-61925

WARRANTY DEED BOOK 7096 PAGE 937

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roddis R. Drake and wife, Rose T. Drake hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Visual Packaging Industries Inc. hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-3 in Dunham's Station Condominium established by Exhibit A-2 to the Master Deed of record in Book 6697, page 901, Register's Office for said County, which Master Deed and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Roddis F. Drake and wife, Rose T. Drake by deed from Two Mile Development Corporation, a Tennessee Corporation of record in Book 6750, page 652, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6697, page 901, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Two Mile Development Corporation, of record in Book 6750, page 655, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is ~~(un)~~improved property, known as 246 White Bridge Road, #E-3, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of December, 19 86.

Rose T. Drake

Roddis R. Drake

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of December, 19 86, before me personally appeared Roddis R. Drake and Rose T. Drake, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: March 14, 1990

Notary Public
(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7096 PAGE 938

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 50,598.44.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1986, before me personally appeared Rose T. Drake, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

_____
NOTARY PUBLIC

My commission expires:_____

JAN 6 10 47 AM '87
FELIX Z. WILKINS, JR. REGISTER
DAVIDSON COUNTY, TN

INSTRUMENT REFERENCE

01408

WARRANTY DEED

from:
Roddis R. Drake and wife, Rose T. Drake

to:
Visual Packaging Industries Inc.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26154

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

RECEIVED OF _____

FOR _____

BOOK 7096 PAGE 939

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

80590.44- CAPT.
141.63 CSTAX
.50 RPFEE
6.00 MISC
CHECK 148.13-
01/06/87 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80410

IDENTIFICATION REFERENCE

JAN 6 10 47 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 31107