Prepared By: Milton W. Smith, Jr. Attorney
4301 Hillsboro Road
Nashville, Tennessee 37215

WARRANTY DEED

MORTGAGEE: METROPOLITAN FEDERAL SAVINGS & LOAN ASSOC.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward J. Childers, Jr and wife Patricia W. Childers	Same	Map 116-16-B
NAME:	NAME:	
110 29th Ave North Suite 304	(same)	Parcel 19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203		
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of. Ten and 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Iroquois Associates, a Tennessee joint venture composed of Edward J. Childers, Jr. Charles Campbell Brown, Jr., Bruce G. Davis, and Robert M. Barnett, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said. EDWARD J. CHILDERS JR. AND WIFE, PATRICIA W. CHILDERS, hereinafter called Grantees, their

~~XXXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 19 on the Plan of the Iroquois of Nashville of record in Book 6250, pages 636 and 637, as revised in Book 6250, pages 723 and 724, and in Book 6900, pages 61-62, Register's Office for said County, to which plans reference is here made for a more complete description of said lot.

Being part of the property conveyed to Grantor by deeds of record in Book 6364, page 636, as corrected in Book 6554, page 674, of record in Book 6557, pages 776 and 779, and of record in Book 6684, page 275, said Register's Office.

Said Lot No. 19 is conveyed subject to the Master Deed of record in Book 6684, page 243, as amended in Book 6820, page 732, and attendant By-Laws of record in Book 6684, page 267, and to said plans of record in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and Sworn to before me, this the 16th day of January, 1987

Affiant

My commission expires: 9-11-90
(Affix Seal)

Notary Public

unimproved ~~XXX~~
This is improved ( ) property, known as ..... (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said. Grantees, their

~~XXXXXXXX~~

heirs and assigns forever, we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated herein and for 1987 property taxes which have been prorated and payment thereof assumed by Grantees.

we *further covenant and bind* ourselves our successors ~~XXXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* January *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward J. Childers, Jr.

Bruce G. Davis

Charles Campbell Brown Jr.

Robert M Barnett
Robert M. Barnett

By: Charles C Brown Jr Attorney in Fact
Charles C. Brown, Jr. Attorney-in-Fact
for Robert M. Barnett of record in
Book 6889, page 80, R.O.D.C.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, the undersigned *a Notary Public in and for said County and State,* Edward J. Childers Jr., Bruce G. Davis, and Charles Campbell Brown, Jr. (or proved to me on the basis of satisfactory evidence) *the within named bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee this* 16th *day of* January *19*87.

Notary Public

Commission expires Jan 19, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ..... *19* .....

..... *Notary Public*

Commisston expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles C. Brown, Jr., to me known to be the person who executed the foregoing instrument as attorney-in-fact for Robert M. Barnett, and who acknowlwdged that he executed the same as the free act and deed of the said Robert M. Barnett.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January 1987.

Notary Public

My commision expires:

Jan 19, 1988

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
JAN 21 3 37 PM '87

IDENTIFICATION REFERENCE

91698

WARRANTY DEED
FROM
TO

Compliments of
Colonial Title Company
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85911.6

IDENTIFICATION REFERENCE

JAN 21 3 37 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37185