STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 56000.00

Subscribed and sworn to before me, this the 30 day of March 19 87

My commission expires: 1-10-89 (Affix Seal)

X Victoria C. Roberson
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Victoria C. Roberson	EMPIRE OF AMERICA REALTY CREDIT
CORPORATION 5025 Hillsboro Road, 14-A STREET ADDRESS	2 Empire Plaza, 100 Seneca Street STREET ADDRESS
Nashville, Tennessee 37215 CITY STATE ZIP	Buffalo, New York 14203 CITY STATE ZIP
MAP & PARCEL NO. 131-01-0-D 085.00CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Kevin B. Smith and Tonya G. Jones, both unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Victoria C. Roberson, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Unit No. 85 of Georgetown Apartments Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5211 at page 325, the Plat of which is of record in Plat Book 5200 at page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin B. Smith and Tonya G. Jones, as tenants in common by deed recorded in Book 5926 at page 365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

10320

IDENTIFICATION REFERENCE

APR 2 8 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 5025 Hillsboro Road, 14-A, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 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 30 day of March 19 87

X _____
Kevin B. Smith

X _____
Tonya G. Jones

State of Tennessee
County of Davidson

On this 30 day of March, 19 87, before me personally appeared Kevin B. Smith and Tonya G. Jones, both unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

RECEIVED OF _____

FOR _____

BOOK 7189 PAGE 215

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

560[illegible]. C- CAMT.
150.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 156.50-
9206A04/CC/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10320

IDENTIFICATION REFERENCE

APR 2 8 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64211