BOOK 7251 PAGE 47

30612

IDENTIFICATION REFERENCE

MAY 20 4 24 PM '87
REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel
Manier, Herod, Hollabaugh & Smith
a Professional Corporation
Suite 2200, One Nashville Place
150 Fourth Avenue, North
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner As Follows:	Mortgagee:	Map/Parcel:
ROBERT E. LABREC Suite N-207 205 Reidhurst Avenue Nashville, TN 37203	Same	Map: 51-10-B Parcel: See Exhibit A attached hereto for individual unit Parcel numbers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,880,812.00.

Robert E. LaBrec

Subscribed and sworn before me, this 25th day of May, 1987.

Notary Public

My Commission expires: My Commission Expires March 8, 1989

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by Robert E. LaBrec, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Brandon Properties, Inc., a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Robert E. LaBrec, hereinafter called GRANTEE, his successors, heirs and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows, to-wit:

Certain condominium apartments in Davidson County, Tennessee, described as follows: Units 103, 107, 110, 143, 149, 153, 163, 167, 169, 202, 204, 207, 208, 213, 214, 216, 221, 222, 223, 224, 226, 227, 229, 230, 231, 232, 233, 234, 236, 238, 240, and 242, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of Record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominium, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee. Said condominium apartments are conveyed together with all appurtenant ownership in the common elements and limited common elements of Ellington Place Condominium, as set out in the Master Deed.

Being part of the same property conveyed to BRANDON PROPERTIES, INC., a Tennessee corporation, by deed from Larry L.

Westbrook, Trustee, of record in Book 6694, Page 19, Register's Office for Davidson County, Tennessee.

This is improved property, known as Ellington Place Condominium, and separately identified by each respective unit number.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEE, his successors, heirs and assigns, forever, and we do covenant with the said GRANTEE 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, unless otherwise herein set out.

We further covenant and bind ourselves, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned, BRANDON PROPERTIES, INC., has caused this deed to be executed by its duly authorized representative this 28 day of May, 1987.

BRANDON PROPERTIES, INC.

By: Dennis W. Brandon
Dennis W. Brandon, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kathy M. Bear, a Notary Public of the State and County aforesaid, personally appeared DENNIS W. BRANDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BRANDON PROPERTIES, INC., a Tennessee corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of May, 1987.

Kathy M. Bear
Notary Public

My Commission expires: My Commission Expires March 8, 1989

"EXHIBIT A" BOOK 7251 PAGE 50

Property Location	Property Description	Map & Parcel
103 Ellington Place	Unit H-5	051-10-0-B 041.00
107 Ellington Place	Unit H-3	051-10-0-B 039.00
110 Ellington Place	Unit E-2	051-10-0-B 024.00
143 Ellington Place	Unit C-5	051-10-0-B 015.00
149 Ellington Place	Unit C-2	051-10-0-B 012.00
153 Ellington Place	Unit B-2	051-10-0-B 008.00
163 Ellington Place	Unit A-5	051-10-0-B 005.00
167 Ellington Place	Unit A-3	051-10-0-B 003.00
169 Ellington Place	Unit A-2	051-10-0-B 002.00
202 Ellington Place	Unit I-2	051-10-0-B 044.00
204 Ellington Place	Unit I-3	051-10-0-B 045.00
207 Ellington Place	Unit O-7	051-10-0-B 082.00
208 Ellington Place	Unit I-5	051-10-0-B 047.00
213 Ellington Place	Unit O-4	051-10-0-B 079.00
214 Ellington Place	Unit J-2	051-10-0-B 050.00
216 Ellington Place	Unit J-3	051-10-0-B 051.00
221 Ellington Place	Unit N-4	051-10-0-B 075.00
222 Ellington Place	Unit K-2	051-10-0-B 054.00
223 Ellington Place	Unit N-3	051-10-0-B 074.00
224 Ellington Place	Unit K-3	051-10-0-B 055.00
226 Ellington Place	Unit K-4	051-10-0-B 056.00
227 Ellington Place	Unit M-5	051-10-0-B 070.00
229 Ellington Place	Unit M-4	051-10-0-B 069.00
230 Ellington Place	Unit L-2	051-10-0-B 059.00
231 Ellington Place	Unit M-3	051-10-0-B 068.00
232 Ellington Place	Unit L-1	051-10-0-B 058.00
233 Ellington Place	Unit M-2	051-10-0-B 067.00
234 Ellington Place	Unit L-4	051-10-0-B 061.00
236 Ellington Place	Unit L-3	051-10-0-B 060.00
238 Ellington Place	Unit L-6	051-10-0-B 063.00
240 Ellington Place	Unit L-5	051-10-0-B 062.00
242 Ellington Place	Unit L-8	051-10-0-B 065.00

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

RECEIVED OF _____

FOR _____

BOOK 7251 PAGE 51

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		1,880,812.00 Conv Amt		
			5266.24 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 5278.74-	
2600A05/28/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30612

IDENTIFI REFERENCE

MAY 28 4 24 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 87041