File Box 38 File # 6019

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee
(SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES GALBREATH (NAME)	NO MORTGAGEE (NAME)	Map 82-16
Unit 201, 937 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 428
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, AEBY CONSTRUCTION CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES GALBREATH

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:

Being Unit No. 201 of Russell Street Commons II Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6928, page 645, and amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee, together with Storage Room 201 and Parking Space 202 and the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to said Master Deed, of record in Book 7049, page 202, said Register's Office. Reference is hereby made to the Plat of Russell Street Commons II, of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office, for a more complete identification and description of said Unit. Said Russell Street Commons II, also being shown as Lot No. 2 on the Plat of Aeby Subdivision III, of record in Book 6250, page 574, said Register's Office, to which reference is hereby made.

Being part of the same property conveyed to Aeby Construction Corporation by deed from Victor G. Aeby, Individually and d/b/a Aeby Properties, a sole proprietorship, and wife, Tracy Aeby of record in Book 6674, Page 238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee (s); (2) Terms, conditions, easements, rights and liens as set forth in the Master Deed for Russell Street Commons II, Condominium of record in Book 7049, page 202; being the amended Master Deed of Russell Street Commons I Condominium and the By-Laws appended thereto and annexation thereof, of record in Book 6928, page 645; (3) Charter of Russell Street Commons I, Homeowners Association, of record in Book 6928, page 697, as amended in Book 7049, page 202; (4) All matters as shown on the Plan of Russell Street Commons II Condominium, of record in Book 6900, page 89, as corrected in Book 7049, page 201; and (5) All matters as shown on the Plan of Aeby Subdivision III, of record in Book 6250, page 574, said Register's Office.

This is improved (XX) unimproved ( ) property, known as Apt. 11 Unit 201, 937 Russell Street, Nashville, Tennessee

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 29th day of May, 19 87.

AEBY CONSTRUCTION CORPORATION
By: Victor G. Aeby
Victor G. Aeby, President

STATE OF TENNESSEE
COUNTY OF _____

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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 Victor G. Aeby with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of the AEBY CONSTRUCTION CORPORATION, the within named bargainor, a corporation, and that 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 the said Victor G. Aeby as such President.

Witness my hand and official seal, at Nashville, Tennessee this 29th day of May, 19 87.

_____ Notary Public

Commission expires 1/10/89

31450

IDENTIFICATION REFERENCE

JUN 1 11 30 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Karen A. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 87.

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

_____ Notary Public

WARRANTY DEED

FROM

AEBY CONSTRUCTION CORPORATION

TO

CHARLES GALBREATH

$ 320.00

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

64000.00- CAMT.
179.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.70-
3571A06/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31450

IDENTIFT REFERENCE

JUN 1 11 30 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 87995