BOOK 7313 PAGE 24

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255366

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara A. Coleman (NAME)	Electric Service Credit Union (NAME)	MAP 142-7
214 Wynbrook Court (STREET ADDRESS OR ROUTE NUMBER)	1214 Church Street (STREET ADDRESS)	PARCEL 20
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37240 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ---$10.00--- *Dollars,*

Cash in hand paid by Barbara A. Coleman and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Investment Building Group, a Tennessee general partnership,
COMPOSED OF HARRY G. HEMMERLY, CALVIN C. TATE AND JAMES T. MCLEAN
have this day bargained and sold, and do hereby transfer and convey unto the said

Barbara A. Coleman

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 214 on the Plan of Wynbrook Condominiums, said Plan being attached as Exhibit "A" to the Master Deed, of record in Book 7285, page 920, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Investment Building Group, a Tennessee General Partnership, by Special Warranty Deed from Marshall I. Karr, of record in Book 7037, page 685, Register's Office for Davidson County, Tennessee.

5472

IDENTIFICATION REFERENCE

FILED FOR RECORD AND RECORDED
JUL 31 3 29 PM '87
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 82,900.00

Subscribed and sworn to before me this the 28th *day of* July, *19* 87

Affiant Barbara A. Coleman

My commission expires: 3-11-90

(Affix Seal)

Notary Public Peggy A Martin

This is unimproved (/ *improved (* / *property known as* 214 Wynbrook Court, Nashville, TN 37221 *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 28th *day of* July, *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.*

Investment Building Group,

COMPOSED OF:
XXX Harry G. Hemmerly, Calvin C. Tate
and JAMES T. MCLEAN

Harry G. Hemmerly, Calvin C. Tate
James T. McLean by Harry G. Hemmerly Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named 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 _____ *Tennessee, this* _____ *day of* _____, *19* ____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ the undersigned _____, *a Notary Public of the State and County aforesaid, personally appeared* Harry G. Hemmerly and Calvin C. Tate _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* themselves *to be* Partners _____ *of the* Investment Building Group, a Tennessee General Partnership _____, *the within named bargainor, a* ~~XXXXXXXX~~ Partnership *and that* they ~~XX~~ *as such* General Partners _____ Partnership *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~XXXXXXXX~~ *by* themselves *as* Partners

Witness my hand and seal, at office in Nashville _____
this 28th _____ *day of* July _____, *1987*

Patsy A Martin _____ *Notary Public*

Commission expires 3-11-90

State of Tennessee
County of Davidson

On this 28th day of July, 1987, before me, the undersigned a Notary Public in and for said County and State, personally appeared Harry G. Hemmerly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Partner of the Investment Building Group, a Tennessee General Partnership, and who executed the foregoing instrument in behalf of James T. McLean and acknowledged that he executed the same as the free act and deed of said James T. McLean and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

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

Patsy A Martin Notary Public

Commission Expires: 3-11-90

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51472

IDENTIFT REFERENCE

JUL 31 3 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00581