WARRANTY DEED

FROM: JACK D. PYBURN and wife, CANDACE L. PYBURN

TO: J. RICHARD CHAMBERS

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
J. Richard Chambers 609 Belle Meade Blvd. Nashvill, Tn 37205	Metropolitan Federal Savings & Loan Association P. O. Box 8886 Nashville, TN 37202	104-12; 18

This instrument prepared by: CAROL L. McCOY, Attorney, 214 2nd Avenue North, Suite 201, Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for the transfer is $40,117.52.

Carol L. McCoy
Affiant

Subscribed and sworn to before me, this the 3rd day of August, 1987.

Nancy L. Webb
Notary Public

My Comm. Exp.: 11-25-89

FOR AND IN CONSIDERATION of the sum of Forty Thousand One Hundred Seventeen and 52/100 ($40,117.52) the receipt of which is hereby acknowledged, JACK D. PYBURN and wife, CANDACE L. PYBURN, "Grantors," has this day bargained and sold, and does hereby transfer and convey unto J. RICHARD CHAMBERS, hereinafter called "Grantee," (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit 206M, of Magnolia Wedgewood 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 6258, page 718, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Jack D. Pyburn and wife, Candace L. Pyburn, by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6283, page 285, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 206M, Magnolia Wedgewood Condominium, 1901 18th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantors covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy furnished Grantee by Grantors insuring Grantee's interest in the above described. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantors further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Magnolia Wedgewood Condominium and Magnolia Wedgewood Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Magnolia Wedgewood Condominium Association, Inc. in connection with Magnolia Wedgewood Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 31 day of July, 1987.

J. RICHARD CHAMBERS

"GRANTEE"

JACK D. PYBURN

CANDACE L. PYBURN

"GRANTORS"

STATE OF NASHVILLE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK D. PYBURN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 31 day of July, 1987.

NOTARY PUBLIC

My Commission Expires:

9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CANDACE L. PYBURN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 31st day of July, 1987.

Carol L McCoy
NOTARY PUBLIC

My Commission Expires:

9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. RICHARD CHAMBERS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 31 day of July, 1987.

Carol L McCoy
NOTARY PUBLIC

My Commission Expires:

9-9-89

51939

IDENTIFICATION REFERENCE

AUG 3 11 31 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7314 PAGE 87

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

40117.52- CAPITAL
112.28 CSTAX
.50 PRFEE
9.00 MORTGD
CHECK 121.78-
7073A08/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51939

IDENTIFICATION REFERENCE

AUG 3 11 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01094