FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Cindy R. Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 19 87

Notary Public

MY COMMISSION EXPIRES: 2/17/90

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cindy R. Austin (NAME)	CFS Mortgage Corporation (NAME)	MAP 142-7
228 Wynnbrook Court (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd Street (STREET ADDRESS)	PARCEL 21
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Omaha, NE 68124 (CITY) (STATE) (ZIP)	09D79367

FOR AND 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, WE, Investment Building Group, a Tennessee General Partnership, composed of Harry G. Hemmerly, Calvin C. Tate and James T. McLean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy R. Austin and Ronald A. Kemp

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 228 on the Plan of Wynnbrook 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 plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Investment Building Group by deed from Marshall I. Karr, Trustee, of record in Book 7037, page 685, said Register's Office.

This conveyance is subject to Restrictive Covenants, of record in Book 7285, page 920, said Register's Office.

Power of attorney of record in Book 7405, Page 317, Register's Office for said County.

8340 IDENTIFICATION REFERENCE

Nov 18 9 21 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) / improved (XX) property, known as 228 Wynnbrook Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey 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 my hand this 13th day of November, 19 87

Investment Building Group

BY: James T. McLean BY: Calvin C. Tate BY: Harry G. Hemmerly

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

STATE OF TENNESSEE
COUNTY OF

BOOK 7405 PAGE 813

Personally appeared before me, _____, 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 _____, Tennessee, this _____ day of _____, 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harry Hemmerly, and Calvin Tate with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be partners of Investment Building Group, a Tennessee General Partnership, the within named barganior, and partnership, and that the as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership, by themselves as partners.

Witness my hand and seal this 13th day of November, 1987

My Commission Expires: 7/17/88

Notary Public

WARRANTY DEED

FROM
Investment Building Group

TO
Cindy R. Austin
Ronald A. Kemp

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 Harry G. Hemmerly, with whom I am personlly acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in Fact for James T. McLean, Partner in Investment Building Group, the bargainor, and is authorized by the bargainor to execute the instrument on his behlaf.

Witness my hand and offical seal at Nashville, Tennessee, this 16th day of November, 1987.

My Commission Expires: 7/17/88

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7405 PAGE 814

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

82500.00- CAMT.
231.00 CSTAX
.50 PRFEE
6.00 xDEED
CHECK 237.50-
3644A11/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8340 0

IDENTIFICATION REFERENCE

Nov 18 9 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36805