ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Philip Michael Richardson (NAME)	First Federal Savings and Loan (NAME)	160-14-B
5772 Brentwood Trace (STREET ADDRESS OR ROUTE NUMBER)	4th at Union St. (STREET ADDRESS)	Par 72
Brentwood, TN. 37072 (CITY) (STATE) (ZIP CODE)	Nashville, TN. 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN and no/100-0---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the property hereinafter conveyed is subject to the unpaid balance of a note dated June 24, 1980, executed by the Grantors herein, payable to First Federal Savings & Loan Association, for the original amount of $37,900.00, with interest as set forth therein, principal and interest as set forth therein, and secured by a Deed of Trust of record in Book 5617, page 199, Register's Office, Davidson County, Tennessee.

We, Charles G. Key and wife, Ellen H. Key
have bargained and sold, and by these presents do transfer and convey unto the said
Philip Michael Richardson, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 5772, on the 2nd Revised Plan of Brentwood Trace Condominiums, of record in Book 5200, page 261, said Register's Office, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Charles G. Key and wife, Ellen H. Key by deed from Haury & Smith Contractors, Inc., of record in Book 5617, page 196, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed for Brentwood Trace, a Condominium, of record in Book 5524, page 415, as amended in Book 5545, page 510 said Register's Office; ByLaws of Brentwood Trace and the lien for the payment of common charges contained therein, as amended in Book 5537, page 988; Owner's Certificate and easements as shown on the Plan of record in Book 5200, page 261, said Register's Office.

This is unimproved ( ) improved (x) property, known as 5772 (House Number) Brentwood Trace (Street), Brentwood, TN. (City or Town) 37072 (Zip Code)

(P. O. Address)

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 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 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.

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 7th day of January, 19 81.

x Charles G. Key

x Ellen H. Key
Ellen H. Key

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles G. Key and wife, Ellen H. Key

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, this 7th day of January, 1981.

My commission expires JUNE 3, 1981 Notary Public Dennis C. Overton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,850.14
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles G. Key & Michael Richardson

Sworn to and subscribed before me this 7th day of January, 19 80.

My commission expires 4-22-84 Notary Public Patsy A. Martin

This instrument was prepared by:
Truman S. Wrenne, Attorney, 344 4th Avenue North, Nashville, Tn. 37219
Name Address

62490 2

IDENTIF. REFERENCE

JAN 12 9 27 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM CHARLES G. KEY AND WIFE, ELLEN H. KEY

TO PHILIP MICHAEL RICHARDSON
UNMARRIED

FILES PIONEER TITLE

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5699 PAGE 60

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
			47650.14- CO	
			124.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.04-	
4250A01/12/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

524902

IDENTIFICATION

JAN 12 9 27 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 801362