L#81,170-6 RETURN TO
METROPOLITAN FEDERAL

This Instrument Prepared by: Gail Pigg, Attorney
Suite 1401, One Commerce Place
Nashville, Tennessee 37239

BOOK 5835 PAGE 40

Address New Owner(s) as follows:	Send Tax Bills:	Map-Parcel No.
Emmett Martin Duncan, III	Metropolitan Federal Savings & Loan Assoc	160-14-D
707 Fox Ridge Drive	230 Fourth Avenue, N	#7
Brentwood, TN 37027	Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY & SMITH CONTRACTORS, INC.

a Tennessee corporation, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

EMMETT MARTIN DUNCAN, III UNMARRIED

hereinafter called the grantees, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 707, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as 707 Fox Ridge Drive, Brentwood, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with 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 unit 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 unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 29th day of December, 1981.

HAURY & SMITH CONTRACTORS, INC.

BY: Reese L. Smith, III

Reese L. Smith, III, Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5835 PAGE 41

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1981.

NOTARY PUBLIC

My Commission Expires: 1/20/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $46,900.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of December, 1981.

NOTARY PUBLIC

My Commission Expires: 1/20/85

IDENTIFICATION REFERENCE

67351

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

Dec 29 3 33 PM '81

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

RECEIVED OF _____ BOOK 5835 PAGE 42

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46900.00-	CO
			121.94	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	128.44-
5002A	12/29/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6735 1-6

IDENTIF. REFERENCE

DEC 29 3 33 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 859840