ADDRESS NEW OWNER AS:
Billie Jean Treece
& Patricia Treece
5742 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILLS TO:
Joe Treece
P.O. Box 23
Clifton, TN 38425

MAP/PARCEL NO.
160-14B-42
6DU79082

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WARRANTY DEED

For good and valuable consideration paid and received, Randall Philip Kozak and wife, Currin M. Kozak, as grantors, have bargained and sold and by these presents do transfer and convey unto Billie Jean Treece and Patricia Treece, as grantees, their heirs and assigns, certain real property situated in Davidson County, Tennessee, described as follows:

Being Unit No. 5742 on the revised plan of Brentwood Trace Condominiums, of record in Book 5200, page 230, Register's Office for Davidson County, Tennessee, same being a horizontal property regime established under the provisions of the Tennessee "Horizontal Property Act" and by the Master Deed and By-Laws of record in Book 5524, page 415, as amended by instruments of record in Book 5545, page 510, and in Book 5537, page 988, said Register's Office.

Being the same property conveyed to the grantors by deed from Stephen C. Lane and wife, Helen H. Lane, of record in Book 6022, page 263, said Register's Office.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Chapter 27 of Title 66 of the Tennessee Code Annotated, and is subject to the requirements thereof; also subject to various easements for public utilities, for drainage, for ingress and egress, and for the widening of Old Hickory Boulevard, as set out on said plan and as contained in the instrument of record in Book 4831, page 125, said Register's Office; and also subject to easements, rights, and interests in favor of the owners of other units within the said regime, and to all conditions, covenants, restrictions, options, burdens, assessments, liens, use and occupancy restrictions, and other undertakings as are contained and set out in the aforesaid Master Deed and By-Laws, as amended. This conveyance also is made subject to the lien of the 1984 real property taxes, which have been assumed by the grantees after proration on the basis of 1983 taxes paid.

This is improved property known as 5742 Brentwood Trace, Brentwood, TN 37027.

To have and to hold said condominium unit and the common elements thereto appertaining, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns, forever. And the grantors do covenant with the said grantees that grantors are lawfully seized and possessed of said real property in fee simple, have a good right to convey it, and that same is unencumbered, except as set out above. And the grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real property to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors further warrant that the monthly assessments against this property for maintenance and other common expenses have been paid through the month of May, 1984.

Witness our hands, this 29 day of May, 1984.

Randall Philip Kozak

Currin M. Kozak

This instrument was prepared by John J. Archer, Attorney
300 Court Square Bldg., Nashville, TN 37201

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of May, 1984, before me personally appeared Randall Philip Kozak and wife, Currin M. Kozak, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

Notary Public

My commission expires: 1-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $56,500.00.

Affiant

Sworn to and subscribed before me this 29th day of May, 1984.

Notary Public

My commission expires: 1-19-86

125264

IDENTIF. REFERENCE

MAY 30 1 [illegible] 84

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 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

56500.00- CAMT.
146.50 CSTAX
.50 RFEE
6.00 MDEED
CHECK 153.49-
04324 05/30/84 CHL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T
RECEIPT/REFERENCE

No. 0039847