THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael Edward Brady 809 Apple Drive Nashville, TN 37211	Homestead Savings P. O. Box 6008 Millbrae, California 94030	162-9-C 811 5DU-38198

3567

08/20 87.50 CHECK

WARRANTY DEED

BOOK 6362 PAGE 973

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Elizabeth Verner and husband, Phillip David Verner, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael Edward Brady, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B, located on Lot 31, on the plan of Cedarwood Condominiums, Revised No. 2, Lots 15 thru 44, Section Six, Cedarwood Estates, of record in Book 5200, page 349, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Mary Elizabeth Verner and husband, Phillip David Verner by deed from F.A.S. Builder, Inc., of record in Book 5708, page 480, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5707, page 121, Book 5707, page 167, amended in Book 5720, page 912, Charter & Certificate of Incorporation in Book 5722, page 198, and further amended in Book 5776, page 741, and Book 6062, page 285, all in the Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Western Pacific Financial Corporation of record in Book 5708, page 483, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (xx)improved property, known as 809 Apple Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of August, 1984.

Mary Elizabeth Verner

Phillip David Verner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 1984, before me personally appeared Mary Elizabeth Verner and Phillip David Verner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he yexecuted the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

BOOK 6362 PAGE 974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 34,965.28.

Michael Edward Brady
Affiant

Subscribed and sworn to before me, this the 17th day of August, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

IVEY ... NOTARY PUBLIC AT LARGE ... DAVIDSON COUNTY, TENNESSEE

144022

IDENTIFICATION REFERENCE

AUG 20 10 22 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
MARY ELIZABETH VERNER AND
HUSBAND, PHILLIP DAVID VERNER

to:
MICHAEL EDWARD BRADY

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

BOOK 6362 PAGE 975

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

34965.28- CAMT.
91.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
3367A08/20/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 0 2 2

IDENTIFICATION REFERENCE

AUG 20 10 22 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN