This deed prepared by: (CEH Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

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SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

AE #/324
FILE NO. ERM #0592AC-80-12375

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the first day of June, 1984, between PATSY R. BROOKS, unmarried

of the County of DAVIDSON, and State of TENNESSEE, party or parties of the first part, hereinafter called Grantor, and ALMA J. BERRY and PATRICIA W. KARNES, both unmarried persons

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

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, Tennesse, described as follows, to-wit: Townhouse No. 152, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, said Register's Office, to which plan reference is here made. Assigned Garage is a limited common element for the exclusive use of the co-owner of the said Townhouse. Said plan has since been revised in Book 5200, page 131, Register's Office for said County.

This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, and as made and provided in the exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tennessee,to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, option, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime in Hickory Valley Condominiums, Phase 3, as of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record.

BEING the same property conveyed to Patsy R. Brooks, unmarried by deed from Sharon D. Henderson, unmarried of record in Book 5654, page 402, Register's Office for Davidson County, Tennessee.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Alma J. Berry 5600 Country Dr., Unit 152 Nashville, TN. 37211	Commerce Union Bank 1 Commerce Pl,Real Estate Div Nashville, TN. 37239	5DU-56116 MAP 162-9B PARCEL 65

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Patsy R. Brooks
PATSY R. BROOKS

1 5 1 2 3 5

IDENTIFICATION REFERENCE

SEP 21 11 58 AM '84

REGISTER
DAVIDSON COUNTY, TN

STATE OF Tennessee / Alabama
COUNTY OF Davidson / Jefferson

On this the 1st day of June, 19 84, before me personally appeared PATSY R. BROOKS to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and notarial seal.

Margaret A Forbes
Notary Public

My Commission Expires:
Notary Public, Alabama State at Large
My Commission Expires February 15, 1987
Bonded by Johnson, Rest & Hays of Alabama

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 54,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alma J Berry
Affiant

Subscribed and sworn to before me on this the 20th day of September, 19 84.

Christy Gilbreath Berry
Notary Public

My Commission Expires:
Nov 1, 1987

Return to: CG
PILOT WILKINS, JR.,
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 180187
NASHVILLE, TENNESSEE 37218
Rein-Kaiser

09/21 140.40- CHECK

2316

OFFICIAL RECEIPT

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

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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
			51500.00- CAMT.	
			133.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.40-	
2316A09/21/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:51:23:5.

IDENTIF. REFERENCE T

SEP 21 11 58 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0070792