FROM: Thomas Sweatt and wife,
Beverly Sweatt

TO: Joseph H. Reagan and wife,
Elizabeth O. Reagan

This Instrument Prepared By:

Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, TN. 37064

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Mr. Joseph H. Reagan, etux	First Federal Savings Bank of TN	
1611 Gordon Petty Dr.	101 West Lincoln Street	160-14 B 147 C C
Brentwood, TN 37027	Tullahoma, TN 37388	6 DU 79292

BOOK 6501 PAGE 319

WARRANTY DEED

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, We, **THOMAS SWEATT** and wife, **BEVERLY SWEATT** have this day bargained and sold and do hereby transfer and convey unto **JOSEPH H. REAGAN** and wife, **ELIZABETH O. REAGAN** their successors and assigns, the following described tract or parcel of land lying located and being in Davidson County, Tennessee, and more particularly described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5851 of Brentwood Trace Condominium, as of record in Book 5200, page 230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Thomas M. Sweatt and wife, Beverly L. Sweatt by deed of William R. Stone, Unmarried, of record in Book 6262, page 553, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees their successors and assigns, forever.

AND WE 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 that it is unencumbered except as follows:

1. Taxes for the year 1985 are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of 1985 taxes when they become due and payable.

2. Subject to Master Deed of record in Book 5524, page 415, and as amended in Book 5545, page 510, Register's Office of Davidson

02/05/86 0750

County, Tennessee.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

6. Matters in Plat Book 5200, page 230, Register's Office of Davison County, Tennessee, which may affect property.

7. By-Laws of record in Book 5537, page 988, and amended in Book 5868, page 70 Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 28 day of Feb. 1985.

Thomas M. Sweatt
THOMAS SWEATT

Beverly Sweatt
BEVERLY SWEATT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Thomas N. [illegible], a Notary Public in and for said County and State, Thomas Sweatt and Beverly Sweatt the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this the 28 day of Feb., 1985.

Thom N. [illegible]
NOTARY PUBLIC

My Commission Expires: 6/1/87

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 56,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Joseph H. [illegible]

Subcribed and sworn to before me this the 28 Day of Feb 19 85

Thom N. [illegible]
Notary Public

My Commission Expires: 6/1/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

FELIX Z. WILSON, JR. REGISTER DAVIDSON COUNTY, TN

FEB 28 1 47 PM 1985

IDENTIF. REFERENCE

I 8 6 0 3 0

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6501 PAGE 321

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

56000.00- CAMT.
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 158.10-
4740A02/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8603-0

IDENTIF. REFERENCE

FEB 28 1 47 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 112038