Bx14

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Diane N. Scott (NAME)	Fidelity Federal Savings and Loan Association (NAME)	160-14c
711 Fox Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	6D,U-79386

WARRANTY DEED BOOK C777 PAGE 919

For and in consideration of the sum of Ten dollars and No/100---------- ---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged,

Phyllis Diane Baird Benson and
husband, David M. Benson

have bargained and sold, and by these presents do transfer and convey unto the said Diane N. Scott

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 711, 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.

Being the same property conveyed to Phyllis Diane Baird by deed from Haury & Smith Contractors, Inc. of record in Book 5868, page 72, Register's Office for Davidson County, Tennessee, the said Phyllis Diane Baird having since married.

7.4314.

IDENTIFICATION REFERENCE

FEB 5 3 05 PM '86

FILED & WILSON ET REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 711 Fox Ridge Drive (House Number) (Street)
Brentwood Tennessee 37027
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the 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 land 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 land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever, except 1986 taxes; Plat Bk 5200, pages 367 & 377; Master Deed Bk 5818, pg 915; By-Laws Bk 5818, pg925.

Whenever 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 our hands this 3rd day of February, 1986.

Phyllis Diane Baird Benson

David M. Benson

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Phyllis Diane Baird Benson and husband, David M. Benson

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 3rd day of February, 1986

NOTARY PUBLIC

My commission expires: ~~10-24-88~~ July 17, 1988

BOOK 6777 PAGE 929

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 63,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Diane N. Scott

Sworn to and subscribed before me this 3rd day of February, 1986.

My commission expires ~~10-24-88~~ July 17, 1988 Notary Public

This instrument was prepared by:

Gail Pigg, Atty. First Floor Suite, 219 Second Ave., North, Nashville, Tn 37201

Name Address

WARRANTY DEED

FROM

Phyllis Diane Baird Benson

and husband, David M. Benson

TO

Diane N. Scott

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK C777 PAGE 921

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

63000.00- CAMT.
163.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.30-
2496A02/05/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-43114

IDENTIFICATION REFERENCE

FEB 5 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 217096