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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON~~XXXXXXXXX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Tammie Manners
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammie Rene Manners (NAME)	Singleton Mortgage Corporation (NAME)	160-14-0-B
5795 Brentwood Trace (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Avenue, Suite 100 (STREET ADDRESS)	95
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	06DU 79188

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Grady L. Tipton and wife, Eufaula G. Tipton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammie Rene Manners, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. 5795 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 510, Register's Office for said County, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for said County, to which Plan reference is hereby made.

Being the same property conveyed to Grady L. Tipton and wife, Eufaula G. Tipton by deed from Louis Hadley Williams, Jr., unmarried of record in Book 5727, Page 585, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is ~~unimproved ( )~~ improved (XX) property, known as 5795 Brentwood Trace, Brentwood, TN 37027
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 their hand s this 19th day of May, 19 86

Grady L. Tipton
Grady L. Tipton

Eufaula G. Tipton
Eufaula G. Tipton

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ~~Grady L. Tipton and wife, Eufaula C. Tipton~~

the bargainor~~S~~, with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of May, 19 ~~86~~

Commission expires 1-10-87

N. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Grady L. Tipton and wife, Eufaula G. Tipt

TO

Tammie Rene Manners, unmarried

035220

IDENTIFICATION REFERENCE

MAY 22 | 28 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

58000.00- CAMT.
150.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
7270A05/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03520

IDENTIFICATION REFERENCE

MAY 22 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251025