Box 12
21082608 1

BOOK 7101 PAGE 442

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 87.

Notary Public

MY COMMISSION EXPIRES: 11-6-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN. 230 4th Ave. North, Nash. TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANEEN N. SMITH (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	103-16-293
4202 Harding Rd. Unit 205 (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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 BROOKFIELD DEVELOPERS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF JOHN T. ROCHFORD, STEVE FRIDRICH AND MARK MCDONALD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANEEN N. SMITH, 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:

Land in Davidson County, Tennessee, being Unit No. 205 as shown on the Plan of Brookfield Condominiums, as established by a Master Deed of record in Book 6976, page 887, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit D of said Master Deed. Reference is hereby made to the Plat of Brookfield Condominium set forth in Exhibit C of said Master Deed for a more complete description of said Unit.

TOGETHER WITH the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

TOGETHER with Allocated Parking Space Nos. 9 and 16 and Reserved Space No. 7, which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

This is improved property known as 4202 Harding Road, Unit No. 205, Nsahville, TN 37212

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, Title and interest thereto belonging to Grantees, their heirs and assigns, forever. Said property is conveyed subject to (1) current real property taxes not delinquent, which have been prorated and assumed by Grantees, and (2) the provisions and requirements of the Act and all covenants, conditions, restrictions, easements, options, burdens, liens assessments, requirements and other provisions of the Master Deed.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further convenants and binds itself and its successors to warrant and forever defend the title to said real property to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

* cont'd on back

unimproved
This is improved (XX) property, known as 4202 Harding Rd. unit 205, Nashville, TN 37212
(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 my hand this 6th day of January, 19 87

BROOKFIELD DEVELOPERS

BY: Mark McDonald

BY:

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

(Partnership Acknowledgement)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County aforesaid, personally appeared Steve Fridrich, Mark McDonald and John T. Rochford, with whom I am personally acquainted, and who, upon oath(s), acknowledged (themselves/himself) to be a partner(s) of Brookfield Developers, a Tennessee General Partnership, the within named bargainor, a partnership, and that (they/he) as such partner(s), being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by (themselves/himself) as partner(s).

WITNESS my hand and official seal at NASHVILLE, TENNESSEE, this 6th day of January, 19 87.

Notary Public

My Commission Expires:
11-1-87

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

cont'd

Being part of the same property conveyed to Brookfield Developers, a Tennessee general partnership composed of John T. Rochford, Steve Fridrich and Mark McDonald by deed from John W. Myers and wife, Mary K. Myers of record in Book 6514, page 647, Register's Office for Davidson County, Tennessee.

8 1 7.9 3.

IDENTIFICATION REFERENCE

JAN 8 3 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CC - 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 7 9 3

IDENTIFI REFERENCE

JAN 8 3 45 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 32589