THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Karen F. Rich	Citizens and Southern	MAP 160-14
5811 Brentwood Trace	Mortgage Company	PAR OB107C
Brentwood, TN 37027	P.O. Box 656	6DU-79212
	Tucker, GA 30085-0656	

WARRANTY DEED

BOOK 7139 PAGE 696

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mrs. L. G. Laurence (aka Hilda M.) and husband L.G. Laurence hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Karen F. Rich, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, 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, Tennessee, being Unit No. 5811 on the plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, page 261, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mrs. L. G. Laurence by deed from Haury & Smith Contractors, Inc. of record in Book 5609, page 399, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5524, page 415, Book 5524, page 424, Book 5537, page 988, Book 5545, page 510, Book 5868, page 70, said Register's Office.

This instrument is executed on behalf of Mrs. L.G. Laurence (aka Hilda M.) and husband, L.G. Laurence by Percy Wilkins, Jr. as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 5811 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of February, 19 87.

L. G. Laurence by: Percy Wilkins, Jr., Attorney in Fact

Mrs. L. G. Laurence by: Percy Wilkins, Jr. Attorney in Fact

CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

1496

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7139 PAGE 697

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,125.00.

Eulene Matthews
Affiant

Subscribed and sworn to before me, this the 13th day of February, 1987.

My Commission Expires: 11-12-89

Jill C. Buchanan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Percy Wilkins, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Mrs. L.G. Laurence and husband, L.G. Laurence as their Attorney in Fact as the free act and deed of the within named Mrs. L.G. Laurence and husband, L.G. Laurence.

Witness my hand and official seal at Nashville, Tennessee, the 13th day of February, 1987.

Jill C. Buchanan
Notary Public

My Commission Expires: 11-12-89

WARRANTY DEED

from:
Mrs. L. G. Laurence

to:
Karen F. Rich, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Percy Wilkins, Jr.

Sworn to and subscribed before me this 13th day of February, 19 87.

Notary Public

My Commission Expires: 11-12-89

FEB 18 10 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

9 4 6 9 2

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

RECEIVED OF _____

FOR _____

BOOK 7139 PAGE 699

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

02[illegible]8.00- CANT.
178.50 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 196.00-
1498[illegible]/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 6 9 2

IDENTIFI REFERENCE

FEB 18 10 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46834