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FROM: Kathleen J. Cooper

This Instrument Prepared By:
THOMAS N. JONES, Attorney
339 Main St., Suite 100
Franklin, Tennessee 37064

TO: Clarence Ernest Reynolds, III

Address New Owners: Clarence Ernest Reynolds, III
5758 Brentwood Trace
Brentwood, Tn. 37027

Send Tax Bills To: Leader Federal
P.O. Box 2926
Memphis, Tn. 38101-2926

Map/Parcel Number: 160-14B-58

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, I, **KATHLEEN J. COOPER**, have this day bargained and sold and do hereby transfer and convey unto **CLARENCE ERNEST REYNOLDS, III**, his heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, TN, and more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 5758 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 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Kathleen J. Cooper by deed from Harry H. McAlister, unmarried of record in Book 6412, page 697, 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 Grantee, his heirs and assigns, forever.

AND I COVENANT with the said Grantee ~~that I~~ am 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. 1987 taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties with the Grantees being responsible for the payment of 1987 taxes when they become due and payable.
2. The Plan of record in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office of Davidson County, Tennessee, shows an owner's certificate, and certain easements and setback lines.

3. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed of record in Book 5524, page 415, as amended in Book 5545, page 510, Register's Office of Davidson County, Tennessee.
4. Easements filed of record in Book 4460, page 110, and Book 4831, page 125, Register's Office of Davidson County, Tennessee.
5. Applicable building and zoning regulations.
6. Such state of facts as an accurate survey would disclose.
7. All existing highway, roadways, and utility easements.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 20th day of February, 1987.

Kathleen J. Cooper
KATHLEEN J. COOPER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen J. Cooper, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 20th day of February, 1987.

Leighanne Sanders
Notary Public

My Commission Expires: 9/26/90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 48900.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of February, 1987.

Notary Public

My Commission Expires: 9/26/90

IDENTIFICATION REFERENCE

FEB 24 11 55 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9.67 | 1:

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

-40900.00- CAMT
136.92 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 146.42-
3823A02/24/87 BAL .09-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 6: 7: 1 1:

IDENTIFI REFERENCE

FEB 24 11 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49115