File No: 8348-5 BOOK 7477 PAGE 272

Address New Owner:	Send Tax Bills To:	Map/Parcel
Richard Keith Spaulding	Same	Map 160-14
724 Fox Ridge Dr.		Par 24
Brentwood, TN 37027		6DU-79412

WARRANTY DEED

FOR AND IN CONSIDERATION 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, VANESSA A. BELL BROOKS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said RICHARD KEITH SPAULDING and wife, VICKIE LANGFORD SPAULDING, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Unit No. 724, in Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the Plan of Brentwood Trace Condominiums, Section II, recorded in Book 5200, Pages 376 and 377, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Vanessa A. Bell (now Brooks) by deed from Darrell T. Lambert and wife, Deborah H. Lambert, of record in Book 6909, Page 769, Register's Office for Davidson County, Tennessee.

Steven Eric Brooks, spouse of Vanessa A. Bell Brooks, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to him by virtue of his marriage to Vanessa A. Bell Brooks, and (ii) waiving and renouncing any elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 5200, Pages 376 and 377, said Register's Office and to all applicable local government planning, building and zoning regulations.

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 5818, Page 915 as amended in Book 5868, Page 70, said Register's Office.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 6909, Page 772, said Register's Office.

This instrument was prepared from information furnished by Vanessa A. Bell Brooks.

This is improved property known as 724 Fox Ridge Drive, Brentwood, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to

the said RICHARD KEITH SPAULDING and wife, VICKIE LANGFORD SPAULDING, their heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered, except for deed of trust of record in Book 6909, Page 772, said Register's Office.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this 25th day of February, 1988.

VANESSA A. BELL BROOKS

STEVEN ERIC BROOKS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

0247 02/26 0101 03CHECK 194.38

The actual consideration or value, whichever is greater, for this transfer is $67,149.14.

Richard Keith Spaulding
AFFIANT

Sworn to and subscribed before me this 25TH day of February, 1988.

NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vanessa A. Bell Brooks and husband, Steven Eric Brooks, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25TH day of February, 1988.

NOTARY PUBLIC

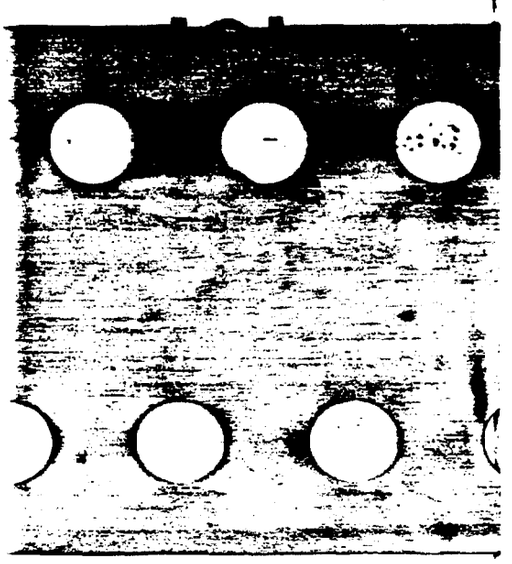
My commission expires: 5/13/89.

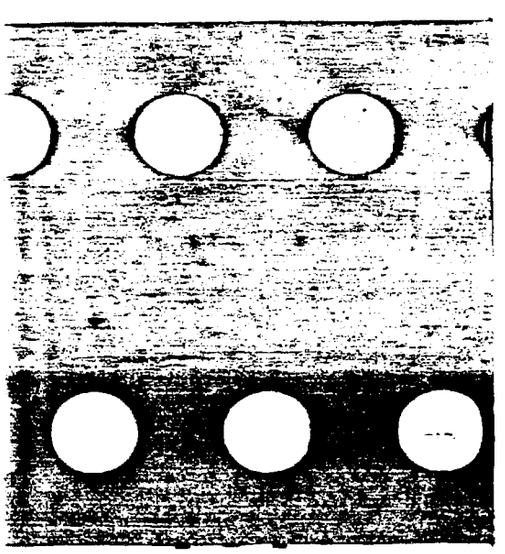
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

FEB 26 9 15 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

07832





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7477 PAGE 274

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 67149.14
CON TX 187.88
PRFEE 0.50
WDEED 6.00
TOTAL 194.38
CHECK 194.38

02/26/88 01 09:20 0001 0247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.7.8.3.2

IDENTIFICATION REFERENCE:

FEB 26 9 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64981