THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

7081 04/22 0101 03CHECK 199.42

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Joe G. Vigil, et ux. 711 Fox Ridge Drive Brentwood, TN 37027	Fidelity Federal Savings and Loan Association 401 Union Street Nashville, TN 37219	Map 160-14-C Parcel 11

FOR AND IN CONSIDERATION of the exchange of like property of the same value by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to Fidelity Federal Savings & Loan Association secured by a Deed of Trust of record in Book 3777, page 922, Register's Office for Davidson County, Tennessee,
I, Diane N. Scott, unmarried,
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Joe G. Vigil and wife, Linda A. Vigil

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 711, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Diane N. Scott by deed from Phyllis Diane Baird Benson and husband, David M. Benson of record in Book 6777, page 919, Register's Office for Davidson County, Tennessee.

Subject to Plat Book 5200, pages 367 and 377; Master Deed Book 5818, page 915 and By-Laws of record in Book 5818, page 925, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (x) improved property at 711 Fox Ridge Drive, 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 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 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 20th day of April, 1988.

Diane N. Scott
DIANE N. SCOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane N. Scott

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 1988.

My Commission Expires:
1-31-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $68,900.00.

Joe D. Vigil
AFFIANT

Subscribed and sworn to before me this 20th day of April 1988.

My Commission Expires:
1-31-89

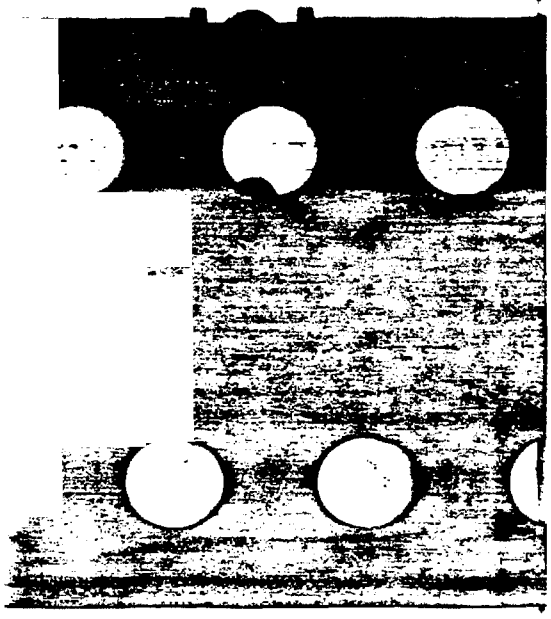
NOTARY PUBLIC

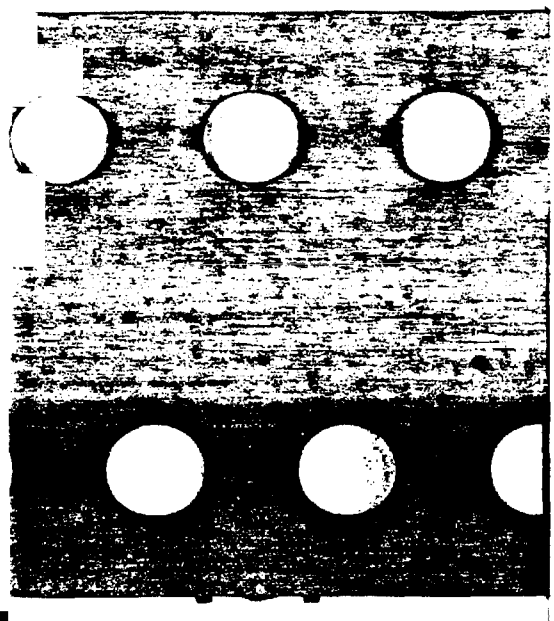
23569

IDENTIFICATION REFERENCE

APR 22 8 48 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 451

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2356 9

IDENTIFY REFERENCE

APR 22 8 40 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

			CONT	68900.00
			CON TX	192.92
			PRFEE	0.50
			WDEED	6.00
			TOTAL	199.42
			CHECK	199.42
04/22/88	01	08:48	0001	7081

No. 83184