This instrument
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road-P. O. Box 888
Mt. Juliet, TN 37122

BOOK 7810 PAGE 133

ADDRESS NEW OWNER:
MICHAEL R. WESTBROOK, a single person
117 Brooke Castle Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Colonial Mortgage Company
One Commerce Street, P.O. Box 250C
Montgomery, Alabama 36142-0001

MAP AND PARCEL:
Map 75-08A
Parcel 22.00CO
04D-91580

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **CHARLES J. READING and wife, CALLIE A. READING,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL R. WESTBROOK, a single person,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 117, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Book 6250, page 627, and amended in Book 6727, page 762, and amended in Book 6680, page 905, and amended in Book 6919, page 571, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Charles J. Reding and wife, Callie A. Reding by deed from Donald W. Reding and wife, Robin M. Reding, dated February 26, 1987, as of record in Book 7151, page 139, Register's Office for Davidson County, Tennessee.

This is improved property known as 117 Brooke Castle Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including the following: Master Deed in Book 6519, page 747; easements in favor of Cumberland Water Company in Book 4106, page 812 and Book 4106, page 816; and the Plan of record in Book 6250, page 627, amended in Book 6727, page 762, amended in Book 6680, page 905, and amended in Book 6919, page 571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments, dues and undertakings etc. contained in the master deed of record in Book 6519, page 747, said Register's Office.

As a portion of the consideration for this conveyance, Grantee herein assume and promise to pay that certain first mortgage indebtedness as evidenced by an instrument of record in Book 6818, page 949, said Register's Office. The escrow account as it relates to said property is transferred to Grantees, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL R. WESTBROOK, a single person, his heirs and assigns, forever; and we, CHARLES J. READING and wife, CALLIE A. READING do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of April, 1989.

Charles J. Reding
CHARLES J. REDING

Callie A. Reding
CALLIE A. REDING

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CHARLES J. REDING and wife, CALLIE A. REDING, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 4th day of April, 1989.

NOTARY PUBLIC

My Commission Expires: March 6, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $44,821.23.

Michael R. Westbrook
AFFIANT

Subscribed and sworn to before me this 4th day of April, 1989.

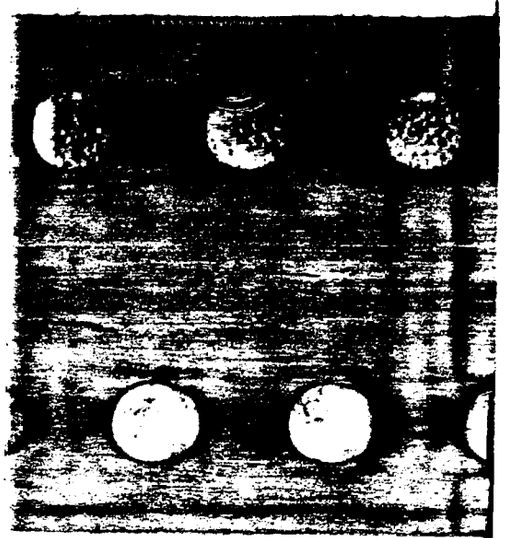
NOTARY PUBLIC

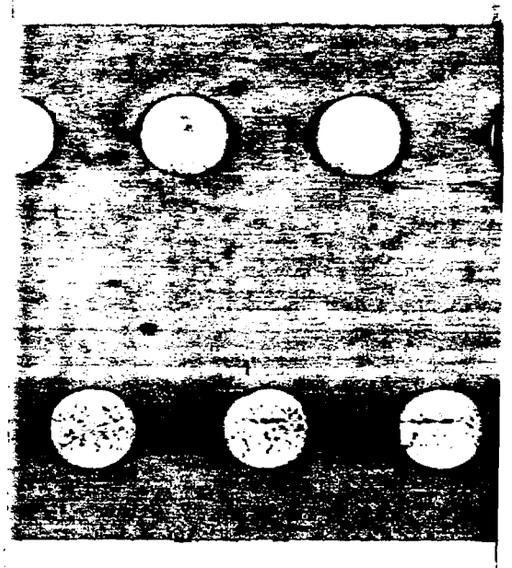
My Commission Expires: March 6, 1993

APR 5 3 21 PM '89

2233 2

04/05 0201 03DEED 15A34





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

RECEIVED OF _____

FOR _____

BOOK 7810 PAGE 135

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 44821.23
CON TX 147.84
PRFEE 0.50
WDEED 6.00
TOTAL 154.34
CHECK 154.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/05/89 01 15:21 0001 2699

223332

IDENTIFICATION

APR 5 3 21 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 197123