WARRANTY DEED

BOOK 7946 PAGE 599

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TERESA A. SMITH (NAME)	FIRST TENNESSEE BANK (NAME)	Map 160-14-B
5772 Brentwood Trace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 72
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	F.B.#6DU79142

FOR AND IN CONSIDERATION OF THE SUM 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, PHILIP MICHAEL RICHARDSON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERESA A. SMITH, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 5772 on the Plan of 2nd Revision Brentwood Trace Condominiums, of record in Plat Book 5200, page 261, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 2nd Revision Brentwood Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to Philip Michael Richardson, unmarried, by deed from Charles G. Key and wife, Ellen H. Key of record in Book 5699, page 58, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510; (3) By-Laws of record in Book 5524, page 424, amended in Book 5537, page 988; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 261, said Register's Office.

Karen S. Richardson, spouse of Philip Michael Richardson, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Philip Michael Richardson.

6926.9

IDENTIFICATION REFERENCE

SEP 27 8 03 AM '89

ELLEN Z. WILSON (ELLEN H. KEY)
DAVIDSON COUNTY, TN

9396 09/27 0101 03CHECK 205.00

This is improved (XX) unimproved ( ) property, known as 5772 Brentwood Trace, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of September, 1989

Philip Michael Richardson
PHILIP MICHAEL RICHARDSON

Karen S Richardson
KAREN S. RICHARDSON

STATE OF TENNESSEE

BOOK 7946 PAGE 600

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP MICHAEL RICHARDSON, married, and wife, KAREN S. RICHARDSON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of September, 19 89.

My commission expires 3/27/93 Notary Public Catherine Cotherman

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Teresa A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 1989

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine Cotherman
Notary Public

WARRANTY DEED

FROM

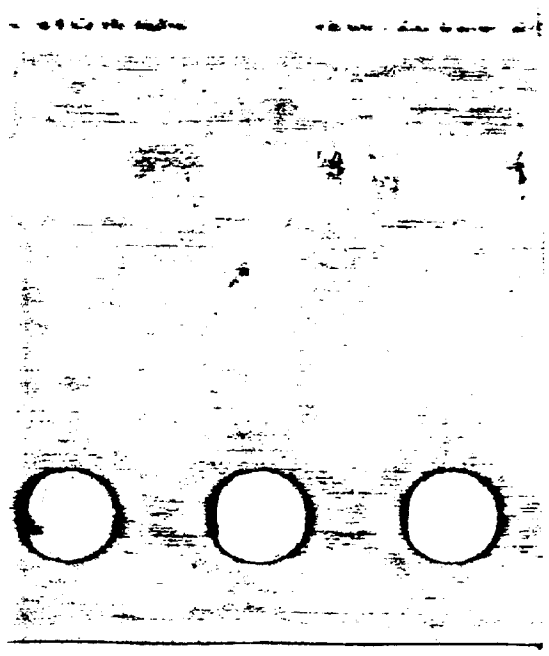
PHILIP MICHAEL RICHARDSON, married

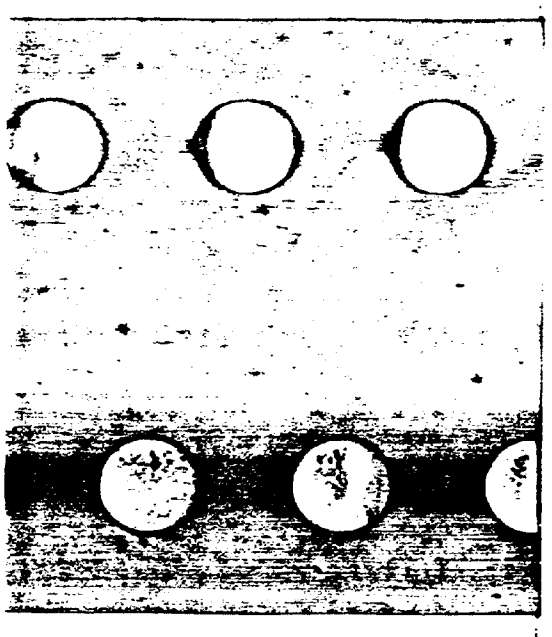
TO

TERESA A. SMITH, unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7946 PAGE 601

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 60000.00
				CON TX 198.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 205.00
				CHECK 205.00

09/27/89 01 08:03 0001 8396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6926.9

IDENTIFICATION REFERENCE

SEP 27 8 03 AM '89

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

No. 252343