This Instrument Prepared by Donna Williams
8 Penn Center
Phila., PA 19103

RETURN TO:

WARRANTY DEED

MAP 171-2-A
PARCEL 2

THIS INDENTURE, made this 22nd day of February, A. D., 19 91, between SONYA TERESA SMITH, UNMARRIED

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Tennessee, First Parties, and

DAVID E. COLEMAN, UNMARRIED,

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of SEVENTY FIVE THOUSAND AND NO/100---------- **Dollars ($** 75,000.00 **)** and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

I,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Phase I, Brentwood Villa, as of record in Book 6, Page 4, as amended in Book 6900, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same premises which Karen Sonderby, Unmarried, by Deed dated August 31, 1988 and recorded in Davidson County, Tennessee, in Deed Book Volume 7664, Page 250&c., granted and conveyed unto Sonya Teresa Smith, in fee.

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.) Sonya Teresa Smith (L. S.)
Sonya Teresa Smith

.....(L. S.) .....(L. S.)

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Shelby } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State SONYA TERESA SMITH

....., the within named 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 office, in Shelby County, this 22 day of February 19 91

Anna Alverson
Notary Public

My Commission expires 2-14-93

STATE OF _____
COUNTY OF _____ } ss.

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

_____, the within named 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 office, in _____ County, this _____ day of _____ 19____.

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER DAVID E. COLEMAN
ADDRESS 103 VILLA VIEW COURT
BRENTWOOD, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Fidelity Federal Bank
ADDRESS 401 Union Street, Nashville, TN 37219

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 75,000.00. Affiant David E. Coleman
DAVID E. COLEMAN

Subscribed and sworn to before me this 31ST day of MAY 19 91

Notary Public Ruth M. Foran
MY COMMISSION EXPIRES: July 13, 1991

KEITH PRESS, INC., PRINTERS, KNOXVILLE

1. Real property taxes for 1991 and all future years.

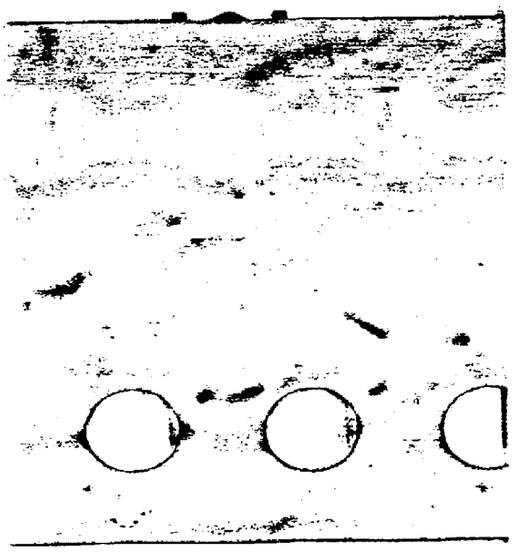
2. All matters set forth on the Plan of Brentwood Villa, Phase I, of record in Plat Book 6900, page 4, as amended in Plat Book 6900, page 5, Register's Office for Davidson County, Tennessee.

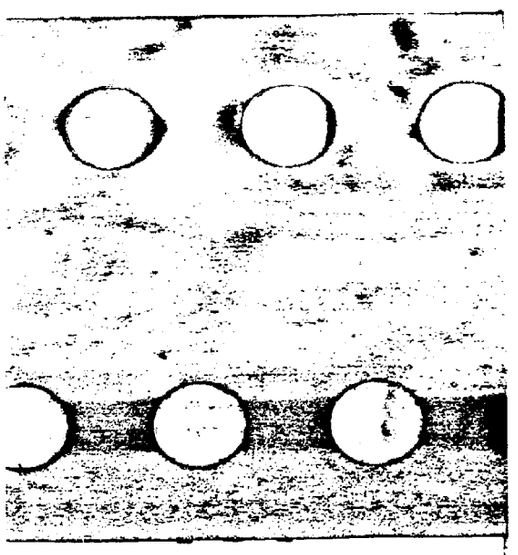
3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. §66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed of record in Book 6923, page 943, , as amended in Book 7035, page 115, and further to Second Amendment to Master Deed of record in Book 7101, page 730, as re-recorded in Book 7143, page 18, and further to Third Amendment to Master Deed, of record in Book 7266, page 84, and further to Amendment to By-Laws for Brentwood Villa Condominium, of record in Book 7423, page 567; and further to Fourth Amendment to Master Deed of record in Book 7423, page 574, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement, Water Mains and Appurtenances of record in Book 5155, page 164, said Register's Office.

6. Storm Water Detention Agreement, of record in Book 6385, page 814, said Register's Office.





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 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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 9.00
TOTAL 257.50
CHECK 257.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/11/91 01 08:29 0001 2547

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IDENTIFICATION REFERENCE

JUN 11 8 28 AM '91

No. 429604