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7.8.19.8

THIS INSTRUMENT PREPARED BY:
C. Runcie Clements, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

6758 12/30 0101 03CHECK 205.40

IDENTIFICATION REFERENCE:

PICK-UP

DEC 30 3 46 PM '92

New Owner:	Tax Bills To:	Map/Parcel No:
Bradley K. Perkinson	New Owner	160-14-B
5883 Brentwood Trace		179
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vicki A. Sanford, a single person, ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto Bradley K. Perkinson, a single person, ("Grantee" herein), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Unit No. 5883, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, 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, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Grantor by deed of record in Book 5697, page 355, Register's office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved property known as 5883 Brentwood Trace Condominiums, Brentwood, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1992: A lien, now due and payable, and for which Grantor and Grantee have made provision for payment.

2. All matters shown on Plat recorded in Book 5200, page 219, Book 5200, page 230, and Book 5200, page 261.

3. By-Laws of record in Book 5524, page 424, amended in Book 5537, page 988.

4. Easement(s) along the easterly boundary of Brentwood Highlands, Section One, recorded in Book 4660, page 110 and Book 4831, page 125.

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510.

6. Any other subdivision restrictions, building lines, and easements of record.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 30th day of December 1992.

Vicki A. Sanford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of December, 1992, before me personally appeared Vicki A. Sanford, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the sale as her free act and deed.

WITNESS my hand, at office, this 30th day of December, 1992.

Notary Public

My Commission Expires:
01/12/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration for this transfer or value of property (whichever is greater) is $52,000.00.

Affiant

Sworn to and subscribed before me
this 30th day of December, 1992.

Notary Public

My Commission Expires:

01/12/93

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 52000.00
				CON TX 192.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 205.40
				CHECK 205.40
			12/30/92 01	15:45 0001 6758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 1 9 8

IDENTIFICATION REFERENCE

DEC 30 3 46 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 605876