79682

IDENTIF. & REFERENCE

93 OCT 29 PM 2:31 00271876
Box 35

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney at Law
First American Center, Suite 105
315 Deaderick Street
Nashville, TN 37238-0105

BOOK 9132 PAGE 520

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
J. P. Brakefield	SAME	Map 117-03-0-B, Parcel 10
Stephanie Brakefield		Map 117-03-0-B, Parcel 18
Carolyn R. Brakefield		Map 117-03-0-B, Parcel 83
901 Cantrell Ave		Map 117-03-0-B, Parcel 198
Nashville, Tn. 37215		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by J. P. Brakefield and wife, Stephanie Brakefield, and Carolyn R. Brakefield, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Steve C. Massey**, unmarried, has this day bargained and sold, and does hereby transfer and convey unto the said **J. P. Brakefield and wife, Stephanie Brakefield, as to an undivided three-fourths (3/4) interest, and to Carolyn R. Brakefield, as to an undivided one-fourth (1/4) interest; said respective interests being held as a tenancy in common as to each other**, the Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee, and described as follows:

Certain condominium units located in Davidson County, Tennessee, being Units Nos. A-10, B-2, F-4, and M-8, in a Horizontal Property Regime, which is located on the Revised Plat of The Villager, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve C. Massey by Deed from Claude G. Southall, of record in Book 5684, page 975, Register's Office for Davidson County, Tennessee, as to Units Nos. A-10 and F-4; by Deed from Russell B. Porter, unmarried, of record in Book 5892, page 260, in said Register's Office, as to Unit No. M-8; and by Deed from Cindy L. Katzman, unmarried, of record in Book 6810, page 309, in said Register's Office, as to Unit No. B-2.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,500.00.

Affiant

Subscribed and sworn to before me, this the 28 day of October, 1993.

My Commission expires: 7-17-1994

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors and assigns, forever; Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters set forth in Exhibit "A" herein.

GRANTOR FURTHER COVENANTS AND BINDS himself, his successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 28 day of October, 1993.

STEVE C. MASSEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State, **Steve C. Massey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville Tennessee, this 28 day of October, 1993.

My Commission expires:
1-17-1994

NOTARY PUBLIC

EXHIBIT "A"

1. Taxes for 1993 and subsequent years.

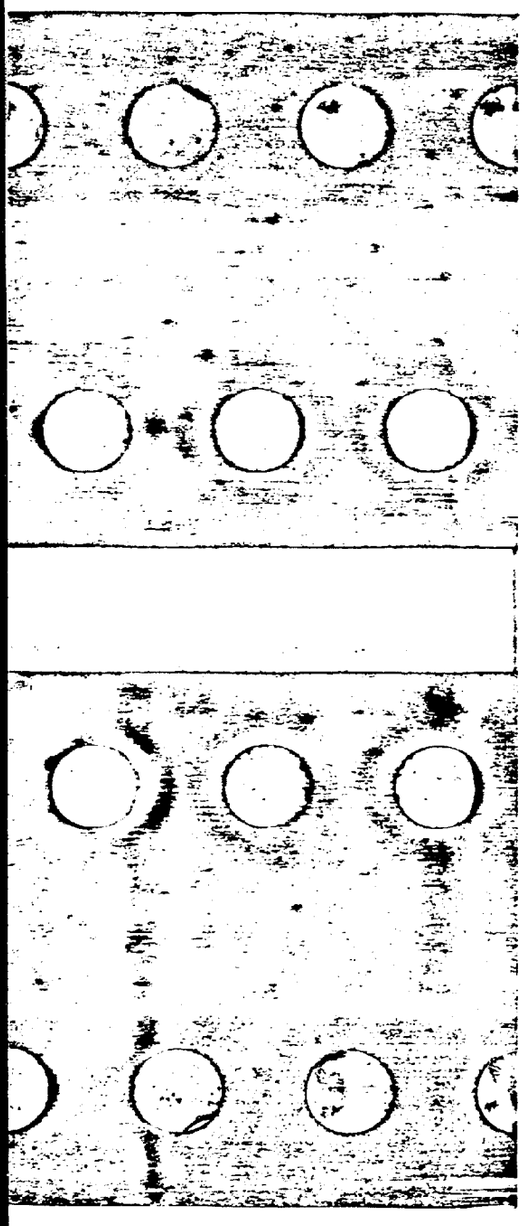
2. Subject to all matters shown on the Plan of record in Book 5200, page 201, in said Register's Office.

3. The premises is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Villager Condominium, of record in Book 5434, page 665, and by deed of correction in Book 5487, page 967, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 5434, page 708, in said Register's Office.

4. Easement for right of way granted to State of Tennessee, of record in Book 4808, page 424, in said Register's Office.

5. Subject to rights of others in and to the common areas/elements.

7896 10/29 0101 03CHECK 492.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9132 PAGE 534

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	
				128500.00
			CON TX	475.45
			PRFEE	1.00
			WDEED	16.00
			TOTAL	492.45
			CHECK	492.45
10/29/93	01		14:32 0001	7896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79682
IDENTIF. & REFERENCE

93 OCT 29 PM 2:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 715699