NAME AND ADDRESS OF NEW OWNER:
Justin W. Britton
314 Constitution Ct.
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map No. 147B
Group 2
Parcel 37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, Jeffrey O. Powell, have this day bargained and sold and do hereby transfer and convey unto Justin W. Britton and Gayle C. Britton, as joint tenants with the express right of survivorship, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Unit B-117 of Caldwell Court Condominiums, of record in Plat Book 6188, page 744, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffrey Powell by deed from Harold R. Leach and Estelle K. Leach, of record in Book 7003, page 39, of said Register's Office.
>
> This conveyance is subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6188, page 744, said Register's Office.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I, the undersigned covenant with the said grantees that I am lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except by lien of the 1993 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

I, the undersigned further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns,

WITNESS MY HAND on this 29th day of November, 1993.

Jeffrey O. Powell

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 29th day of November, 1993, before me personally appeared Jeffrey O. Powell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Warranty Deed, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 29th day of November, 1993.

Notary Public

My commission expires: 3/25/94

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $17000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 29th day of November, 1993.

Notary Public

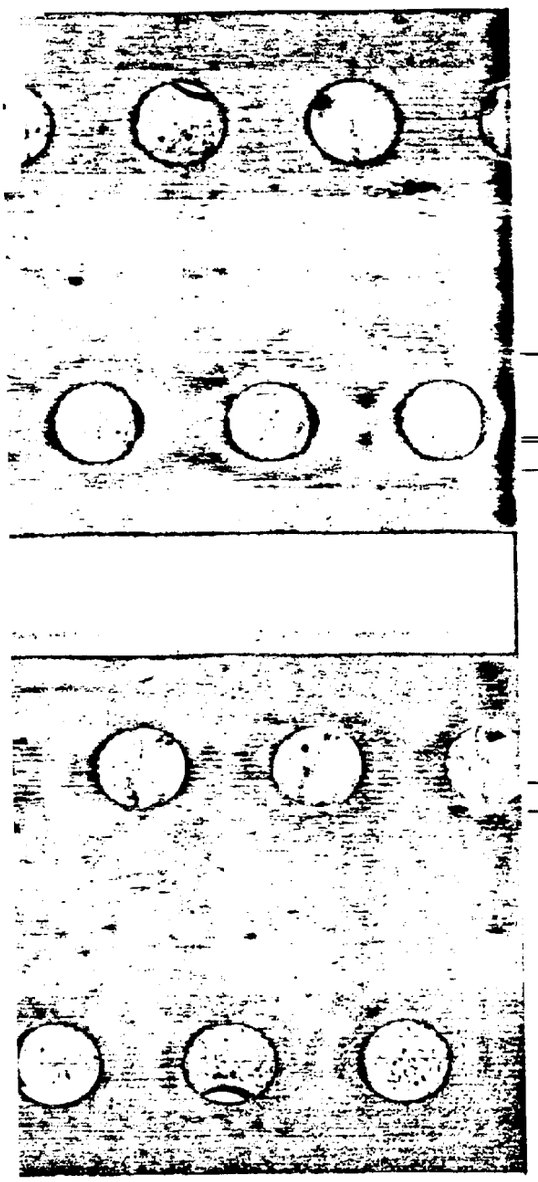
My commission expires: 3/25/94.

91025
IDENTIF. ↑ REFERENCE

93 NOV 30 PM 2:16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4134 11/30 0101 03CHECK 71.90



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

RECEIVED OF _____

FOR _____

BOOK 9167 PAGE 953

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 17000.00
				CON TX 62.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 71.90
				CHECK 71.90
11/30/93	01			14:16 0001 4134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91025 IDENTIF. ↑ REFERENCE

93 NOV 30 PM 2:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 727841