508

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9384 PAGE 683

ADDRESS NEW OWNER:
Darrell W. Duncan
5724 Stone Brook Drive
Brentwood, Tennessee 37027

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 160-14D
GROUP
PARCEL 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wayne Morrison and wife, Barbara Morrison, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Darrell W. Duncan, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

8542 06/21 0101 03CHECK 258.68

Being the same property conveyed to Wayne Morrison and wife, Barbara Morrison by deed from Haury & Smith Contractors, Inc., a Tennessee Corporation dated August 22, 1983, as of record in Book 6121, page 277, Register's Office for Davidson County, Tennessee.

This is improved property known as 5724 Stone Brook Drive, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee;

3. Terms, conditions, easements, rights and lien as set forth in the Master Deed of Brentwood Trace Condominium, Section Two, of record in Book 5818, page 915, said Register's Office;

4. By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, said Register's Office; and

5. Rights of others in and to the common elements and /or areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Darrell W. Duncan, his heirs and assigns, forever; and we, Wayne Morrison and wife, Barbara Morrison, do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 17th day of June, 1994.

Wayne Morrison

Barbara Morrison 6/17/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wayne Morrison and wife, Barbara Morrison, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June, 1994.

Tracy C Boucher
NOTARY PUBLIC

My Commission Expires: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 66,400.00.

Darrell Duncan
AFFIANT

Subscribed and sworn to before me
this 17th day of June, 1994.

Tracy C Boucher
NOTARY PUBLIC
My Commission Expires: 9/27/97

EXHIBIT "A"

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 5724, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, 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, Section Two, contained in the Master Deed recorded in Book 5818, page 915, said Register's Office, and the By-Laws appended therto of record in Book 5818, page 925, as amended in Book 5868, page 70, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

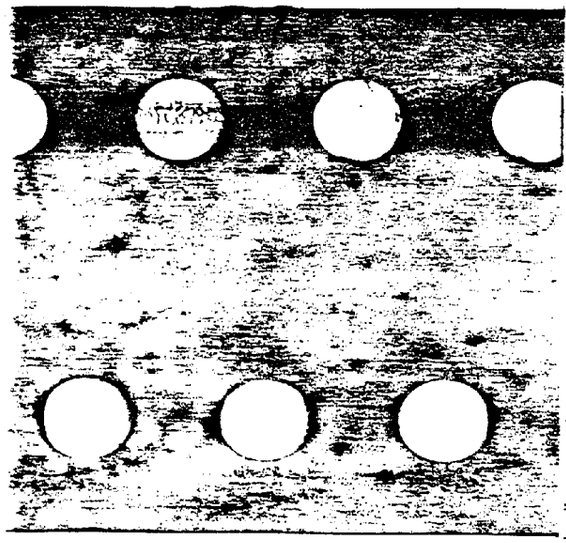
Being the same property conveyed to Wayne Morrison and wife, Barbara Morrison by deed from Haury & Smith Contractors, Inc., a Tennessee corporation of record in Book 6121, page 277, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE

63319

94 JUN 21 PM 2:42

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

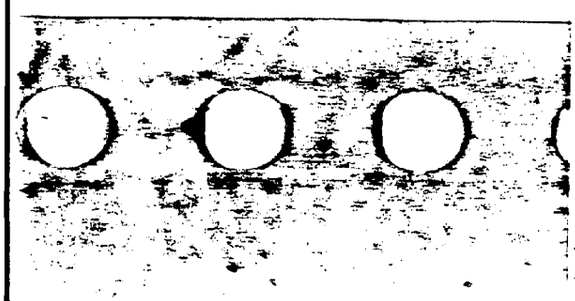
RECEIVED OF _____

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

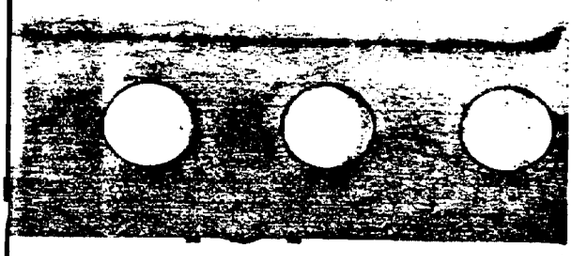
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 66400.00
CON TX 245.68
PRFEE 1.00
WDEED 12.00
TOTAL 258.68
CHECK 258.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/21/94 01 14:44 0001 8542



63319
IDENTIF. ↑ REFERENCE

94 JUN 21 PM 2:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 805262