BOOK 9508 PG 426

Box 52

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 94

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/7/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Keith (NAME)	Mortgage Service America Company (NAME)	160-14B-67CO
5767 Brentwood Trace (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph W. Turbyfill and wife, Mary E. Turbyfill, Trustees of the Joseph W. Turbyfill Trust, dated December 4, 1979

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Keith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 5767, 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 recrded 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 convenants, 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 Joseph W. Turbyfill and wife, Mary E. Turbyfill, Trustees of the Joseph W. Turbyfill Trust dated December 4, 1979 by deed from Haury & Smith Contractors, Inc. of record in Book 5660, page 396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes; (2) All restrictions of record; (3) all easements of record; (4) All visible easements (5) All matters appearing on the plat of record; and, (6) All applicable Governmental and Zoning Regulations.

unimproved ( )
This is improved (X) property, known as 5767 Brentwood Trace, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of October 19 94

Joseph W. Turbyfill Trust
By: Joseph W. Turbyfill
Joseph W. Turbyfill, Trustee

Mary E. Turbyfill
Mary E. Turbyfill, Trustee

STATE OF TENNESSEE
COUNTY OF

BOOK 9508PG427

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Joseph W. Turbyfill Trust the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 28th day of October 19 94.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

KAREN L. TRUBEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Before me, the undersigned a Notary Public in and for the State and County aforesaid personally appeared Joseph W. Turbyfill and Mary E. Turbyfill, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Trustees of the Joseph W. Turbyfill Trust, the within named bargainors, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Joseph W. Turbyfill and Mary E. Turbyfill as such Trustees.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of October, 1994.

My Commission Expires:
11/7/95

_____
Notary Public

IDENTIF. & REFERENCE

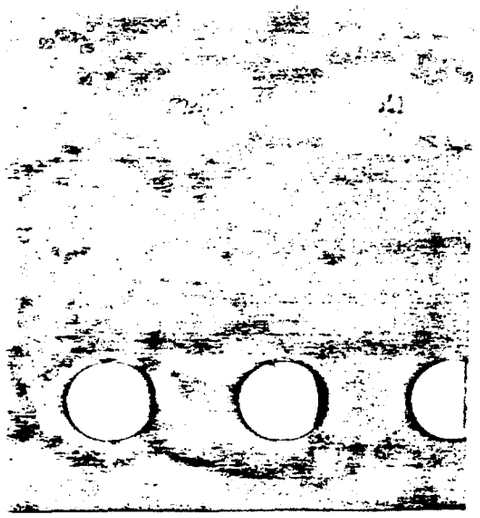
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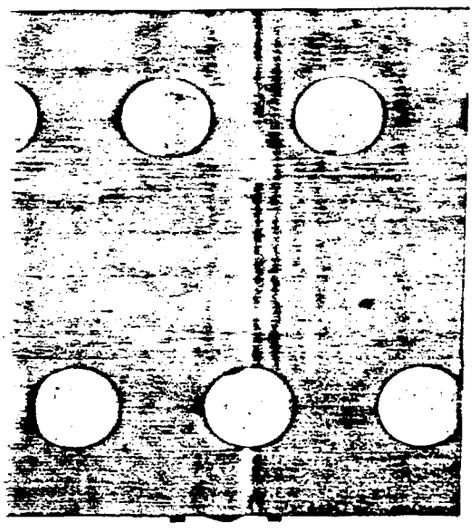
94 NOV -2 AM 9:27

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3647 11/02 0101 03CHECK

199.55





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

RECEIVED OF _____

FOR _____

BOOK 9508 PG 428

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 51500.00
CON TX 190.55
PRFEE 1.00
[illegible] 8.00
TOTAL 199.55
CHECK 199.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/94 01 09:27 0001 3647

05061
IDENTIF. ↑ REFERENCE

94 NOV -2 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849939