BOOK 9549 PG 992

Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December 19 94

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires May 28, 1995

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilston Properties (NAME)	New Owner (NAME)	171-2-A-12-CO
106 Villa View Court (ADDRESS)	Post Office Box 159064 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37215-1733 (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, J. Mason Rodgers, Jr. and wife, Kelli E. McCollum Rodgers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gilston Properties, sole proprietor, owned by Barbara P. Chera

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:

Land in Davidson County, TN, BEING Unit No. 12, Building 2, on the Plan of Brentwood Villa, Phase 1, of record in Book 6900, page 4, amended in Book 6900, page 5, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to J. Mason Rodgers, Jr. and Kelli E. McCollum, tenants in common with right of survivorship, by deed from Radnor Homes, Inc., a Tennessee Corporation, of record in Book 7411, Page 337, Register's Office for Davidson County, TN.

This conveyance is subject to the following: all matters appearing on the plan of record in Book 6900, page 4, amended in Book 6900, page 5; Master Deed of record in Book 6923, page 943, first amendment in Book 7035, page 115, second amendment in Book 7101, page 730, re-recorded in Book 7143, page 18 third amendment in Book 7266, page 84 and fourth amendment in Book 7423, page 574; By-Laws in Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564; Easement in Book 5155, page 164; Storm Water Detention Agreement in Book 6385, page 814; Charter of Brentwood Villa Condominium Homeowner's Association, Inc., in Book 6924, page 5; all of record in the Register's Office for Davidson County, Tennessee.

4514 12/19 0101 03CHECK 404.90

This is unimproved ( ) improved (X) property, known as 106 Villa View Court, Brentwood, TN 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 our hand s this 16th day of December, 19 94

J. Mason Rodgers, Jr.

Kelli E. McCollum Rodgers

Kelli E. McCollum Rodgers

BOOK 9549 PG 993

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Mason Rodgers, Jr. and wife, Kelli E. McCollum Rodgers,

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of December

Commission expires 5-28-98

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires May 28, 1998

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

J. Mason Rodgers, Jr. and wife,
Kelli E. McCollum Rodgers

TO

Gilston Properties

RETURN TO:

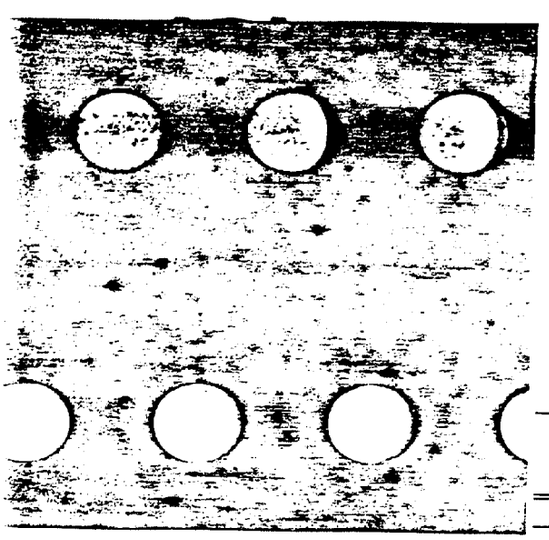
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

18515

IDENTIFICATION REFERENCE

94 DEC 19 PM 2:23

REGISTER
DAVIDSON COUNTY, TN.



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

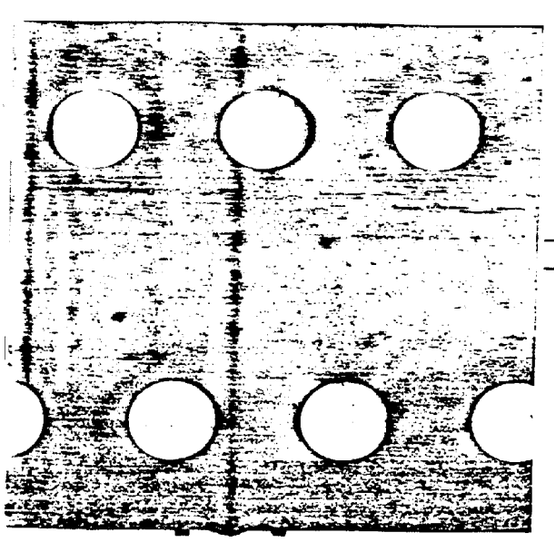
RECEIVED OF _____

FOR _____

BOOK 9549 PG 994

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	
	107000.00
CON TX	395.90
PRFEE	1.00
WDEED	8.00
TOTAL	404.90
CHECK	404.90

12/19/94 01 14:24 0001 4514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18515
IDENTIF. & REFERENCE

94 DEC 19 PM 2:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 864458