BOOK 9567 PG 668

STATE OF TENNESSEE}
COUNTY OF Davidson}
The actual consideration or value, whichever is greater, for this transfer is $41,000.00

Affiant

Subscribed and sworn to before me this 6th day of January, 1995.

Notary Public

My Commission Expires:
Nov. 20, 1996

This instrument prepared by:
DONALD GREGORY
ATTORNEY AT LAW
346 21st Avenue North
Nashville, TN 37203
Phone: (615) 321-3181

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
TAMMY G. BROWN	FIRST TENNESSEE BANK, NA MEMPHIS, TENNESSEE	162-16-A 61 CO 5DU-62915
16 Sycamore Court Antioch, Tennessee 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Martin L. Breger et ux, Rita M. Breger, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tammy G. Brown, an unmarried woman, hereinafter called the Grantee, her successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Unit No. 16, Building 13, Mill Creek Club Condominium Townhouses, Section 1, Phase 1, as of record in Book 4860, page 11, Register's Office for Davidson County, Tennessee, (known as 16 Sycamore Court) to which Plat reference is hereby made for a more particular description.

TOGETHER WITH EACH and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached, recorded in Book 4887, page 961, Register's Office for Davidson County, Tennessee, including without limitation such elements; said master Deed has been amended in Book 5000, page 607, and Book 5101, page 809, said Register's Office.

SUBJECT, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in said Master Deed and By-Laws thereunto attached, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

BEING the same property conveyed to Martin L. Breger et ux, Rita M. Breger, by deed from Steven Warren Hood et ux, Venita K. Hood of record in Book 7940, page 541, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a [note secured by a first mortgage Deed of Trust to FIRST TENNESSEE BANK, NA MEMPHIS, of record in Book 6219, page 741, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This improved property is known as 16 Sycamore Court, Davidson County, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her successors and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of January, 1995.

Martin L. Breger

MARTIN L. BREGER

Rita M. Breger (Martin L. Breger)

RITA M. BREGER **Power of Attorney Book 7940 Page 539 RODC**

State of Tennessee}
County of Davidson}

0557 01/09 0101 03CHECK 160.70

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Martin L. Breger and Rita M. Breger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they signed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 6th day of January, 1995.

Linda L. Gregory

NOTARY PUBLIC

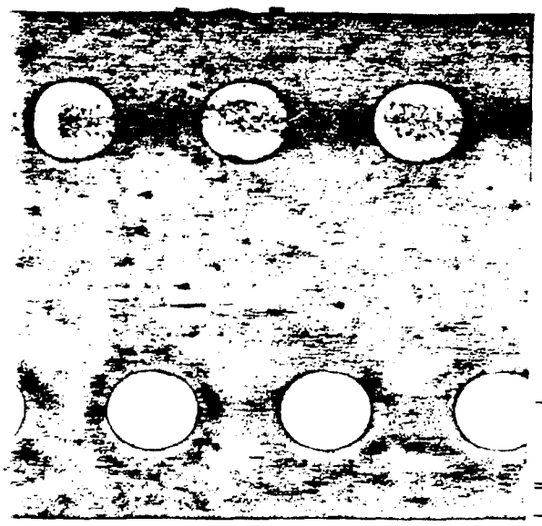
My Commission Expires: Nov. 12, 1996

L. GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

24061
IDENTIF. ⇑ REFERENCE

95 JAN -9 PM 3:33
FILED
DAVIDSON COUNTY, TN.
REGISTER

PICK-UP



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

RECEIVED OF _____

FOR _____

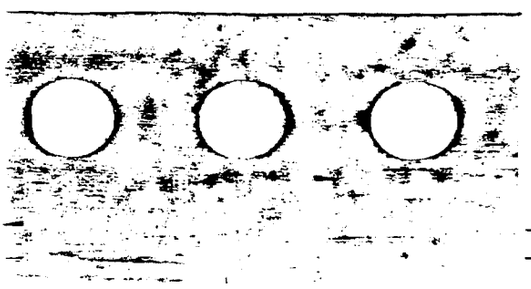
BOOK 9567 PG 670

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

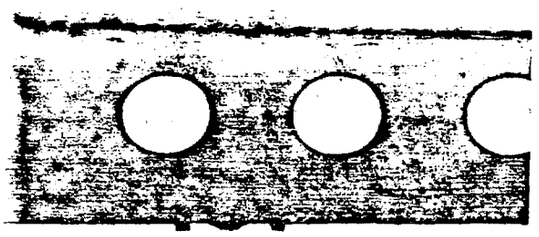
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41000.00
CON TX 151.70
PRFEE 1.00
WDEED 8.00
TOTAL 160.70
CHECK 160.70

01/09/95 01 15:32 0001 0557



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24061
IDENTIF. ↑ REFERENCE

95 JAN -9 PM 3:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870419