Prepared by:
Amy R. Cross
Attorney at Law
238 Seaboard Lane
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Tiffany S. Sanders
Affiant

Subscribed and sworn to before me, this 16th day of February, 1995.

Notary Public
My commission expires 8/29/95

AMY R. CROSS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of New Owner:
Tiffany S. Sanders
5736 Stonebrook Drive
Brentwood, TN 37027

Send Tax Bills to:
The Prudential Home
Mortgage Company, Inc.
P.O. Box 4148
Frederick, MD 21701-0909

Tax Information
160-14-D-19

95 FEB 17 AM 9:23
FILED
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE
34912

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, W. Randall Renshaw, a single man, hereinafter called the Grantor, has bargained and sold, and does hereby transfer and convey unto Tiffany S. Sanders, a single woman, hereinafter called the Grantee, her successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5736 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, as of record 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 hereby made.

Being the same property conveyed to Randall Renshaw by warranty deed from Tommy Tolbert and wife, Melissa Tolbert of record in Book 6668, page 141 and by quitclaim deed from Kimberly Renshaw of record in Book 9081, page 14, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for the year 1995, and subsequent years, which are not yet due and payable. (2) All matters shown on Plat recorded in Book 5200, Pages 376 and 377. (3) Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, and recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee. (4) By-Laws of Brentwood Trace Condominiums of record in Book 5818, Page 915 and as amended in Book 5868, page 70.

This is improved property, located at 5736 Stonebrook Drive, Brentwood, Tennessee 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successor, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors, 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 16th day of February, 1995.

By: W. Randall Renshaw
W. Randall Renshaw

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 W. Randall Renshaw, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

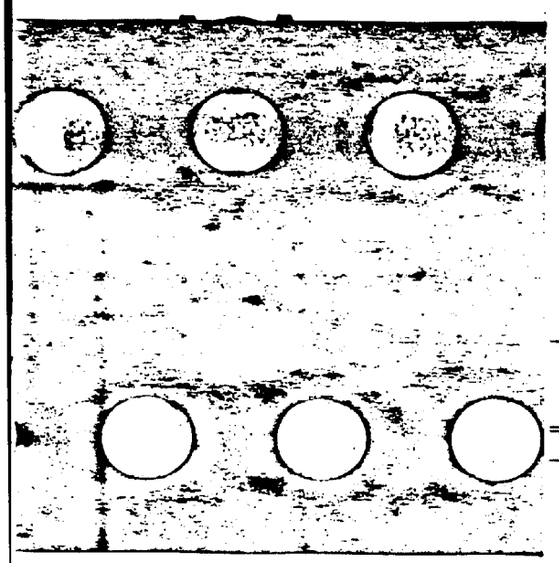
Witness my hand and official seal at Franklin, Tennessee, this 16th day of February, 1995.

Notary Public

My Commission expires: 5/29/95

AMY R. CROSS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2571 02/16 0101 03CHECK 268.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

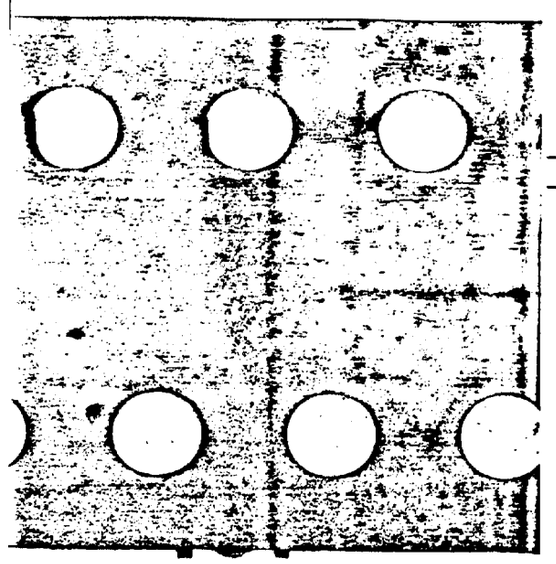
**RECEIVED OF** _____

**FOR** _____

BOOK 9597 PG 349

| | | |
|---|---|---|
| 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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

CHECK 268.00

02/16/95 01 21:22 0001 2571

34912
IDENTIF. ↑ REFERENCE

95 FEB 17 AM 9:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 882270