File #

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9632 PG 845

ADDRESS NEW OWNER:
Ramona Richards
114 Brooke Castle Drive
Hermitage, TN 37076

SEND TAX BILL:
TO MORTGAGEE

MORTGAGEE:
NationsBank Mortgage Corporation
P. O. Box 105076
Atlanta, GA 30348-5076

MAP AND PARCEL:
MAP 75-8A
PARCEL 10
4D-91568

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David L. Miller and wife, Terri Miller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ramona Richards, unmarried , 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:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 114, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle, as of record in Plat Book 6250, Page 627, as amended in Deed Book 6680, Page 905 and re-recorded in Deed Book 6727, Page 762; revised in Plat Book 6250, Page 691, as amended in Deed Book 6919, Page 671, in the Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to David L. Miller, by deed from Aubrey H. Johnson, Jr. and wife, Thea Johnson of record in Book 6612, Page 459, Register's Office for Davidson County, Tennessee.
>
> Terri Miller herein joins to convey any and all rights and interests she may have, if any.
>
> This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brooke Castle, as of record in Plat Book 6250, Page 627, as amended in Deed Book 6680, Page 905 and re-recorded in Deed Book 6727, Page 762; revised in Plat Book 6250, Page 691, as amended in Deed Book 6919, Page 671, and Master Deed of record in Book 6519, Page 747; By-Laws of record in Book 6519, Page 768; Charter of record in Book 6519, Page 739, and amended in Book

7570, Page 312 and Book 7866, Page 374; and Deed conveying common area of record in Book 6883, Page 759, said Register's Office.

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This is improved property known as 114 Brooke Castle Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ramona Richards, unmarried, their heirs and assigns, forever; and we, David L. Miller and wife, Terri Miller 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of March, 1995.

David L. Miller

Terri Miller

95 MAR 31 AM 10:55

DAVID [illegible]

47221

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
SHELBY

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David L. Miller the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Memphis, Tennessee, this the 29th day of March, 1995.

My Commission Expires July 12, 1998

My Commission Expires:

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terri Miller the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this the 29th day of March, 1995.

My Commission Expires:

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Shelby)

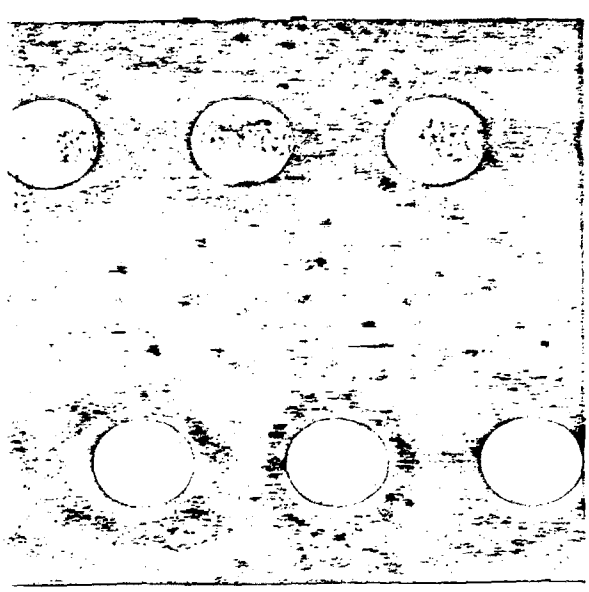
The actual value or consideration, whichever is greater, for this transfer is $ 46,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of March, 1995.

NOTARY PUBLIC
My Commission Expires: 9-22-96

95 MAR 31 AM 10:01 SHELBY COUNTY TENN 179.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

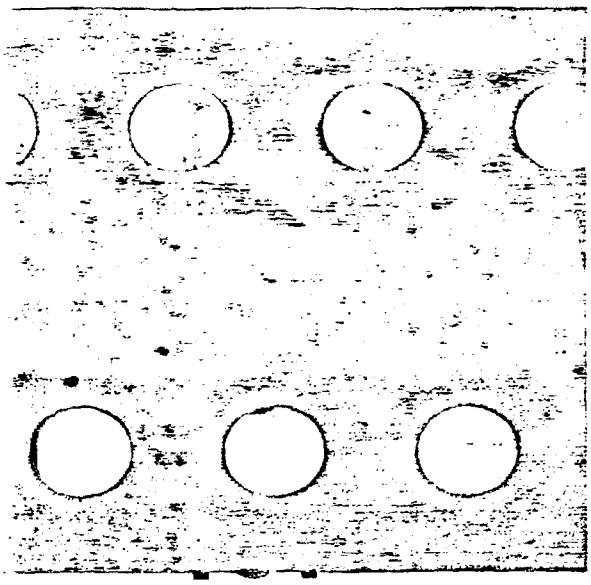
RECEIVED OF _____

FOR _____

BOOK 9632 PG 847

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 46000.00
CON TX 170.20
PRFEE 1.00
MDEED 8.00
CHECK 179.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47221

IDENTIF. & REFERENCE

95 MAR 31 AM 10:55

DAVIDSON COUNTY TN

03/31/95 01 10:56 0001 6139

No. 895677