NAME AND ADDRESS OF NEW OWNERS:
Robert G. Lakins
109 Villa View Court
Brentwood, TN 37027

SEND TAX BILLS TO:
Robert G. Lakins
109 Villa View Court
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

BOOK 9656PG503

WARRANTY DEED

(Map 171-02A, Parcel 5)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **James E. Warren and Mary Anne Warren, husband and wife**, have bargained and sold and do hereby transfer and convey unto **Robert G. Lakins, unmarried**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 5 of Phase I, BRENTWOOD VILLA, CONDOMINIUM SITE PLAN, as shown by plat and survey appearing of record in Book 6900, pages 4 and 5, Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description.
>
> BEING the same property conveyed to James E. Warren and spouse, Mary Anne Warren by Warranty Deed of record in Book 8433, page 529, of said Register's Office.
>
> SUBJECT to Master Deed establishing Condo of record in Book 6923, page 943 and as amended in Book 7035, page 115, Book 7101, page 730, Book 7266, page 84, and Book 7423, page 574; By-Laws of Brentwood Villa Homeowners Association of record in Book 6923, page 986 and as amended in Book 7423, page 567 and Book 8074, page 564; 20 ft. public utility and drainage easement along rear of lot; 20 ft. utility easement along side of lot; easement for storm drains granted to Metropolitan Government in Book 5155, page 164; storm water detention agreement in Book 6385, page 814; easements affect common areas only; any and all other matters as shown on plat of record in Book 6900, pages 4 and 5; all of said Register's Office.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, his/her heirs, and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the grantees.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 26th day of April, 1995.

James E. Warren

Mary Anne Warren

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **James E. Warren and Mary Anne Warren, husband and wife**, the within named bargainors, 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, this 26th day of April, 1995.

My Commission Expires:
2-28-98

Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of April, 1995.

My Commission Expires:
2-28-98

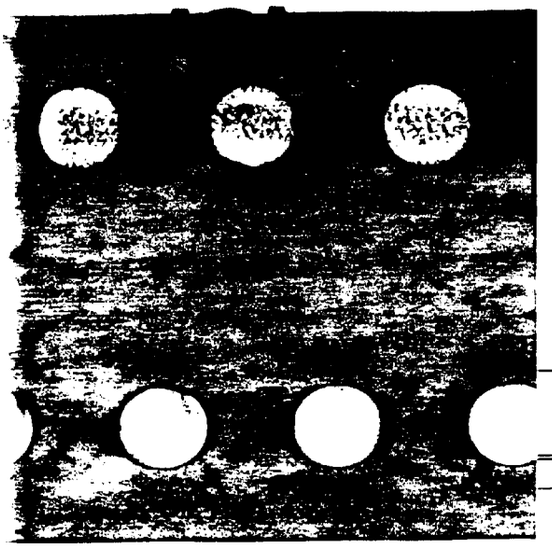
Notary Public

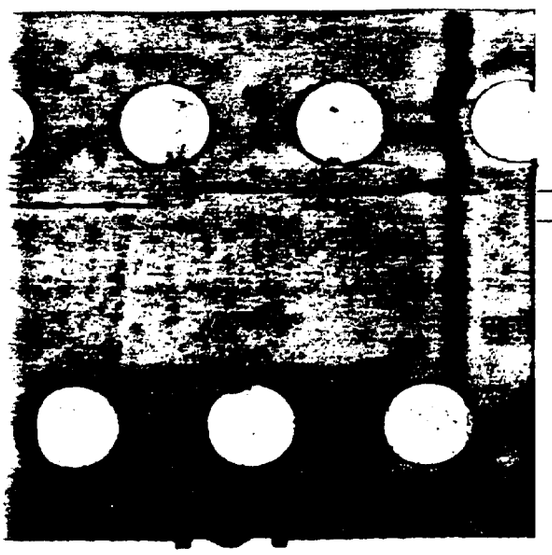
55381
IDENTIF. A REFERENCE

95 APR 27 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5084 04/27 0101 03CHECK 453.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9656 PG 505

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	
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
TOTAL	453.00
CHECK	453.00

04/27/95 01 13:19 0001 5084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55381
IDENTIF. ↑ REFERENCE

95 APR 27 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904525