File Box 9-B
~~First Title and Escrow Company, Inc.~~
File #13110

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9692 PG 501

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KATHERINE E. FILIPEK (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 104-14-B
107 Westwood Trace (STREET ADDRESS OR ROUTE NUMBER)	158 MADISON AVENUE (STREET ADDRESS)	Parcel 7
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	Field Bk. 7DA9116

FOR AND IN 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, MARY KATHERINE GRIFFIN BRINTON, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE E. FILIPEK, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of Westwood Trace, a horizontal property regime established by Master Deed, of record in Book 6522, page 322, amended in Book 6889, page 711, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Mary Katherine Griffin and Brenda Lynn Kee by deed from J & D Partnership Properties of record in Book 7036, page 686, said Register's Office. Brenda Lynn Kee has since conveyed her interest in said property to Mary Kathryn Goff Griffin by Quitclaim Deed of record in Book 7150, page 889, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6522, page 322, amended in Book 6889, page 711; (3) Charter of Incorporation of record in Book 6582, page 874, amended in Book 7599, page 912, Book 7948, pages 624 and 626; and (4) All matters appearing on the Plan of record in Plat Book 6200, page 215, said Register's Office.

Larry Brinton, spouse of Mary Katherine Griffin Brinton, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Mary Katherine Griffin Brinton.

Mary Katherine Griffin, Mary Kathryn Goff Griffin and Mary Kathryn Griffin Brinton being one and the same person.

unimproved ( )
This is improved ( ) property, known as 107 Westwood Trace, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 1995

Mary Katherine Griffin Brinton
MARY KATHERINE GRIFFIN BRINTON

Larry Brinton
LARRY BRINTON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9692 PG 502

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY KATHERINE GRIFFIN BRINTON AND LARRY BRINTON with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of May, 19 95

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

95 JUN -6 AM 10:40
FELIX E. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION AND REFERENCE

067283

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Katherine E. Filipek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 95

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MARY KATHERINE GRIFFIN BRINTON

TO

KATHERINE E. FILIPEK

B166 06/06 0101 03CHECK 404.90

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____ BOOK 9692 PG 503

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 107000.00	
			CON TX 395.90	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 404.90	
			CHECK 404.90	
06/06/95	01		10:39 0001 8166	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067283 3
IDENTIF. ← REFERENCE

95 JUN -6 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917457