BOOK 9726 PG 769

WARRANTY DEED

File No: 00276341

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mildred Brown	SouthTrust Bank	128-13A
[NAME] 209 Westfield Drive	[NAME] 230 4th Avenue North	209
[STREET ADDRESS OR ROUTE NUMBER] Nashville, TN 37221	[STREET ADDRESS] Nashville, TN 37219	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Andrew M. Trauger , unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Mildred Brown, a single person the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE } The actual consideration or value which ever is greater,
COUNTY OF DAVIDSON } for this transfer is $ 72,900.00

Subscribed and sworn to before me, this the 3rd day of July, 19 95

Affiant

My Commission Expires: 11-10-97
[Affix Seal]

Notary Public

unimproved ( )
This is improved (X) property known as 209 Westfield Drive, Nashville, TN 37221
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 12 day of June, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew M. Trauger

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Carole D. Smith, a Notary Public in and for said County and State Andrew M. Trauger

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 19 95.

Carole D. Smith Notary Public
CAROLE D. Smith

CAROLE D. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 3/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

0077719

95 JUL 10 PM 2:26

REGISTER
DAVIDSON CO. TN.

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Apartment Unit No. 209 of Westfield Condominiums created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, in said Register's Office, amending plans of record in Book 6250, page 590, revised in Book 6250, page 748, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Andrew M. Trauger, by deed of record in Book 9401, page 460, Register's Office for said county.

ENCUMBRANCES:

Taxes for 1995 and all subsequent years.

Master Deed contained in instrument of record in Book 6678, page 771, amended in Book 6736, page 110, in Book 6801, page 962, in Book 6831, page 982 and in Book 7271, page 256, Register's Office for Davidson County, Tennessee.

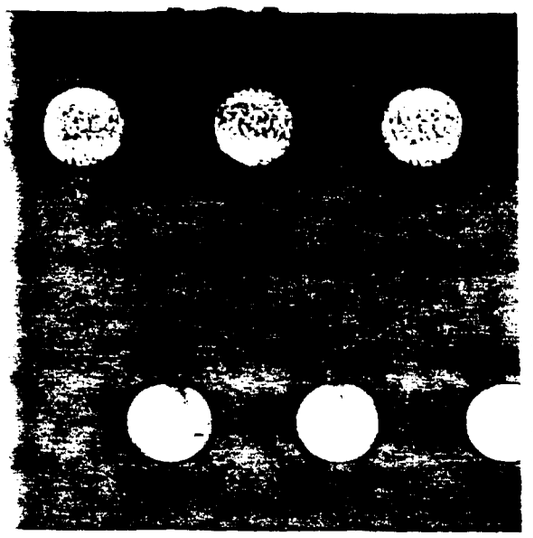
Charter of the Westfield Condominiums Homeowner's Association, as amended in Book 6746, page 677, in said Register's Office, and the By-Laws and Rules and Regulations of said corporation.

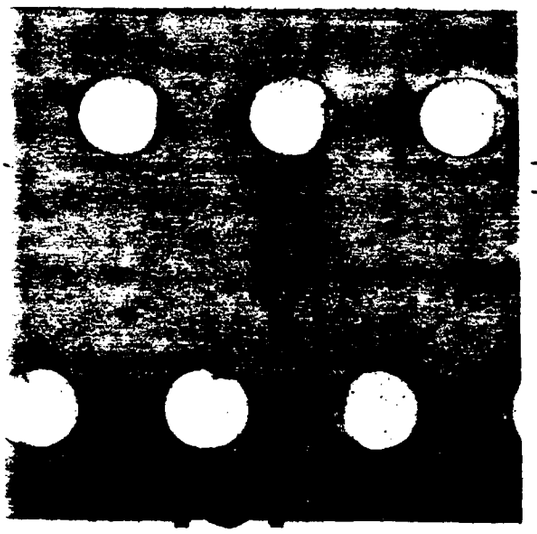
Easements and restrictions of record and as shown on the Plat of Westfield Condominiums set forth in Book 6250, page 590, revised in Book 6250, page 748, and further described in Book 6831, page 982, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record in Book 7803, page 694, said Register's Office.

Subject to rights of others in and to the common areas/elements.

282773





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9726 PG 772

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 72900.00
CON TX 269.73
PRFEE 1.00
WDEED 12.00
TOTAL 282.73
CHECK 282.73

07/10/95 01 14:25 0001 9629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0077719
IDENTIFICATION REFERENCE

95 JUL 10 PM 2:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 928759