K 9775

BOOK 9775 PG 317

BOX #19B
G#95-8-80

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Melinda Connell Ellsworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
MELINDA CONNELL ELLSWORTH (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 160-14-0-B
5733 Brentwood Trace (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 033co
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	

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, WE, BILLY KENNETH CORDELL, JR., AND WIFE, JOYCE CORDELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELINDA CONNELL ELLSWORTH AND THEODORE PHELPS ELLSWORTH, III, WIFE AND HUSBAND

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:

LAND in Davidson County, Tennessee, being a certain condominium Apartment Unit No. 5733 of Brentwood Trace Condominiums, Phase I, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5524, Page 415, and amended in Book 5545, Page 510, 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 said Master Deed. Reference is hereby made to the plat of Brentwood Trace Condominiums, Phase I, of record in Book 5200, Page 219, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Billy Kenneth Cordell, Jr., by Deed from Clara Cathey Harris and Anne Mosley Cowell, Co-Executors, of record in Book 6563, Page 974, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 5524, Page 424, and amended in Book 5537, Page 988, said Register's Office; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood

CONTINUED

unimproved ( )
This is improved (X) property, known as 5733 Brentwood Trace, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of August 19 95

Billy Kenneth Cordell, Jr.
BILLY KENNETH CORDELL, JR.

Joyce Cordell
JOYCE CORDELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY KENNETH CORDELL, JR., AND WIFE, JOYCE CORDELL

the bargainor s, 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 at Brentwood, Tennessee, this 24th day of August 19 95.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Trace Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantees herein.

JOYCE Cordell, wife of the above named Billy Kenneth Cordell, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

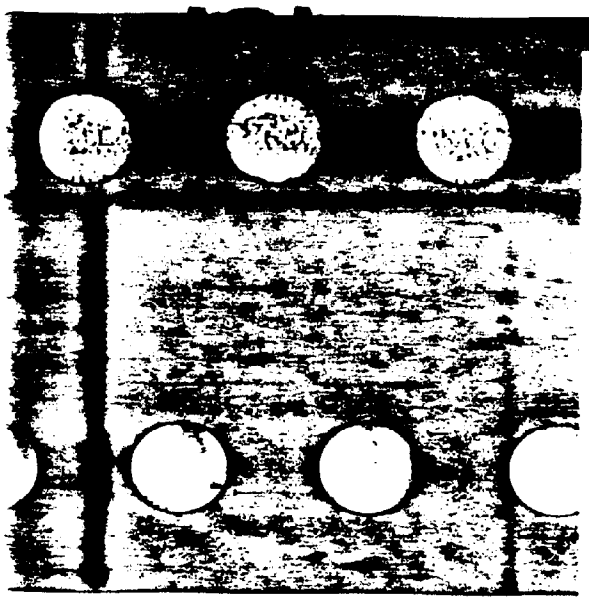
95 AUG 28 PM 1:34 7315 08/28 0101 03CHECK

IDENTIFICATION REFERENCE

00093934

227.30

TN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

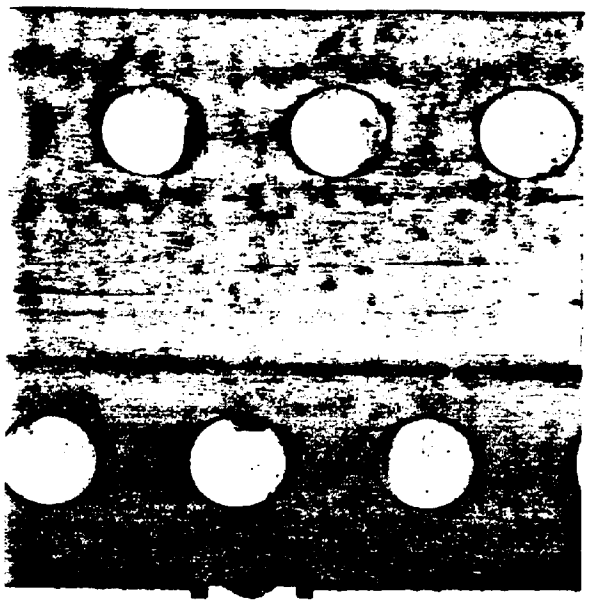
FOR _____

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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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

08/28/95 01 13:34 0001 7315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0093934
IDENTIF. # REFERENCE

95 AUG 28 PM 1:34

REGISTER
DAVIDSON COUNTY, TN.

No. 946247