WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00

Affiant

Sworn to and subscribed before me this ___ day of _____, 1995.

NOTARY PUBLIC

My Commission Expires: 9-24-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Joyce W. Braswell	Same	Map 75-6-A
3037 St Johns Dr		Par. 62
Murfreesboro TN 37129		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert L. Whitaker, Sr. and wife, Glenda P. Whitaker, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Joyce W. Braswell, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit B of Lot 31 of Phase 4 of Hermitage Villa Condominiums, as shown by the Master Deed and Bylaws of Hermitage Villa Condominiums, of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with an undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said unit as defined in the said Master Deed and Bylaws for Hermitage Villa Condominiums.

Being the same property conveyed to Robert L. Whitaker, Sr. and wife, Glenda P. Whitaker by deed from Hillsboro Property Management Co., Inc., of record in Book 6933, page 709, Register's Office for Davidson County, Tennessee.

This is improved property known as 4251 Nepal, Hermitage, TN 37076.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her *heirs and assigns* forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hands this 2 day of Oct, 1995.

Robert L. Whitaker
ROBERT L. WHITAKER

Glenda P. Whitaker
GLENDA P. WHITAKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Robert L. Whitaker, Sr. and wife, Glenda P. Whitaker, the 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 2 day of Oct, 1995.

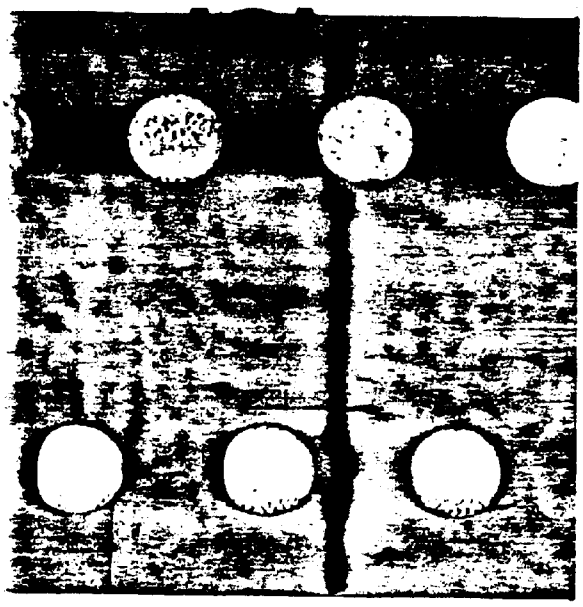
NOTARY PUBLIC

DAVIDSON COUNTY, TENN. NOTARY PUBLIC

My Commission Expires: 9-26-98

0107698
IDENTIF. & REFERENCE
PICK-UP
95 OCT -3 AM 10:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1965 10/03 0101 03CHECK 129.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

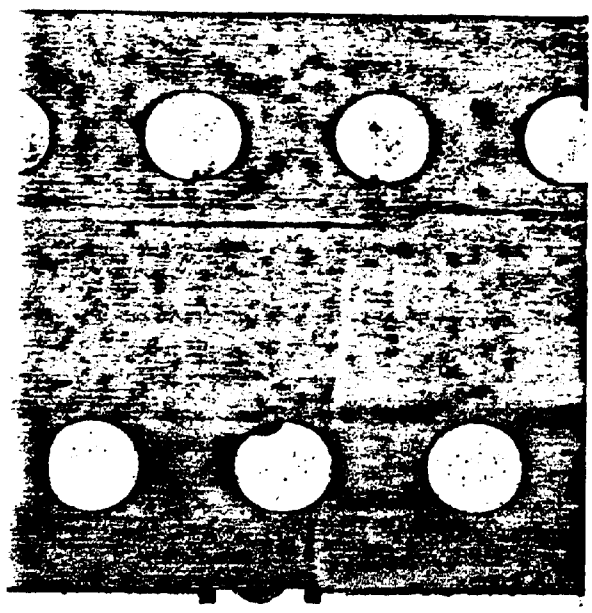
RECEIVED OF _____

FOR _____

BOOK 9814 PG 653

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 8.00
TOTAL 129.25
CHECK 129.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/95 01 10:01 0001 1965

0107698
IDENTIF. ↑ REFERENCE

95 OCT -3 AM 10:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960754