WARRANTY DEED

BOOK 9934 PG 535

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Sam F. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: 6-10-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HUNTER SHORT, ATTORNEY, 3721-A West End Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam F. Evans (NAME)	~~SAME~~ NationsBanc Mortgage (NAME)	MAP 160-14-C
740 Fox Ridge Drive (ADDRESS)	P. O. Box 35140 (ADDRESS)	PARCEL 40
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	

FOR AND 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, Margaret H. Rainey (formerly Margaret H. Punch) and husband, William B. Rainey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam F. Evans, a single person

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 Unit No. 740, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, Page 915, said Register's Office, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws apended thereto, recorded in Book 5818, Page 915, said Register's Office for said County, are incorporated in this deed by reference and made a part thereof the same as though copied herein. Also incorporated herein is amendment to by-laws in Book 5868, Page 70.

Being the same property conveyed to Margaret H. Punch and son, Stephen Punch as joint tenants by deed from Randy J. Bedwell and wife, Brenda Lynn Bedwell of record in Book 6418, Page 162, Register's Office for said County, and the said Stephen Punch having conveyed Stephen Punch's interest in said property to Margaret H. Rainey by deed of record in Book 9934, Page 533, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 740 Fox Ridge Drive, Brentwood, Tennessee 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 29th day of January, 19 96

Margaret H. Rainey
Margaret H. Rainey

William B. Rainey
William B. Rainey

BOOK 9934 PG 536

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 Margaret H. Rainey (formerly Margaret H. Punch) and husband, William B. Rainey

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 Nashville, Tennessee, this 29th day of January, 19 96.

Commission expires 5/25/97

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, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

LEGAL DESCRIPTION CONTINUATION

The said Margaret H. Punch and Margaret H. Rainey being one and the same person, the same having since married William B. Rainey.

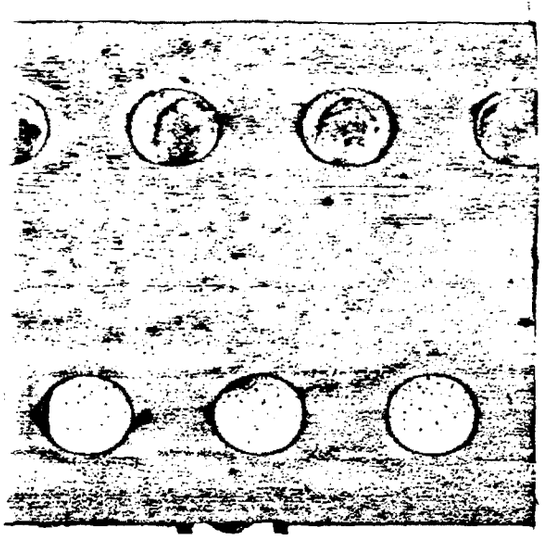
This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

3423 02/01 0101 03CHECK 251.35

0146089
IDENTIF. ↑ REFERENCE

96 FEB -1 AM 10:52
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 537

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	65500.00
CON TX	242.35
PRFEE	1.00
WDEED	8.00
TOTAL	251.35
CHECK	251.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3423

0146089
IDENTIF. & REFERENCE

96 FEB -1 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001665