This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 9956 PG 776

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Timothy S. Bernth 119 Villa View Court Brentwood, TN 37064	GMAC Mortgage Corp. of PA 8360 Old York Road Elkins Park, PA 19117-1590	Map 171 Group 2A Parcel 26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $133,500.00.

Timothy S. Bernth
AFFIANT

Sworn to and subscribed before me this 22nd day of February, 1996.

Sharon D. Hollars
NOTARY PUBLIC

My Commission Expires: 11/28/98

NOTARY PUBLIC AT LARGE
Sharon D. Hollars
My Commission Expires November 28, 1998
STATE OF TENNESSEE

96 FEB 26 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0153365
IDENTIF. + REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WILLIAM D. MCGEE and wife, GLORIA A. MCGEE, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto TIMOTHY S. BERNTH, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 26 on the Condominium Site Plan of Brentwood Villa, Phase I, of record in Book 6900, pages 4 & 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to William D. McGee and Gloria A. McGee by Warranty Deed from Radnor Homes, Inc. of record in Book 7635, page 704, and Quitclaim Deed from Joy McMurray Williams of record in Book 7635, page 706, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1996 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 171, Group 2A, Parcel 26.

2. All matters appearing on the Plan of Brentwood Villa, Phase I of record in Plat Book 6900, pages 4 and 5, Register's Office for Davidson County, Tennessee.

3. Master Deed Establishing Brentwood Villa Condominium of record in Book 6923, page 943, as amended in Book 7035, page 115; Book 7101, page 730 as re-recorded in Book 7143, page 18; 7266, page 84; Book 7423, page 574; Book 7423, page 567; and Book 8074, page 564, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5155, page 164, said Register's Office.

5. Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office for said County.

6. Charter of Brentwood Villa Condominium Association, Inc. of record in Book 6936, page 895, Register's Office for Davidson County, Tennessee.

7. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs 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.

This improved property is known as 119 Villa View Court, Brentwood, Tennessee 37027.

WITNESS our hands this 22nd day of February, 1996 in Franklin, Tennessee.

William D. McGee
WILLIAM D. MCGEE

Gloria A. McGee
GLORIA A. MCGEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. McGee and wife, Gloria A. McGee, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of February, 1996.

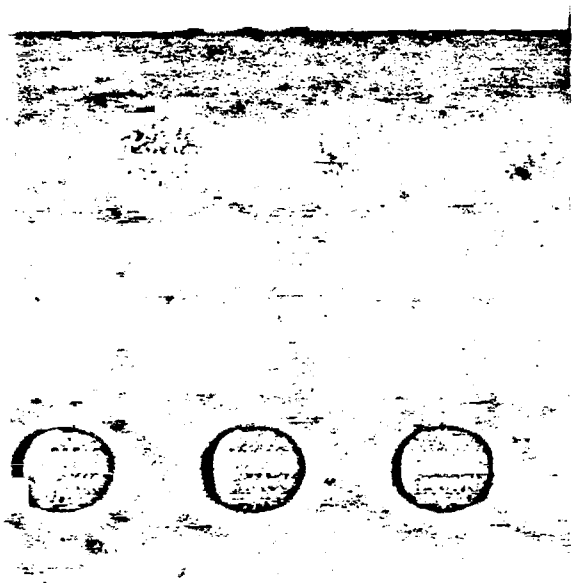
Notary Public

My commission expires: 11/28/98

NOTARY PUBLIC
AT LARGE
Sharol D. Hollars
My Commission Expires
November 28, 1998
STATE OF TENNESSEE

1175 02/23/96 0101 03CHECK 502.95

[redacted]



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

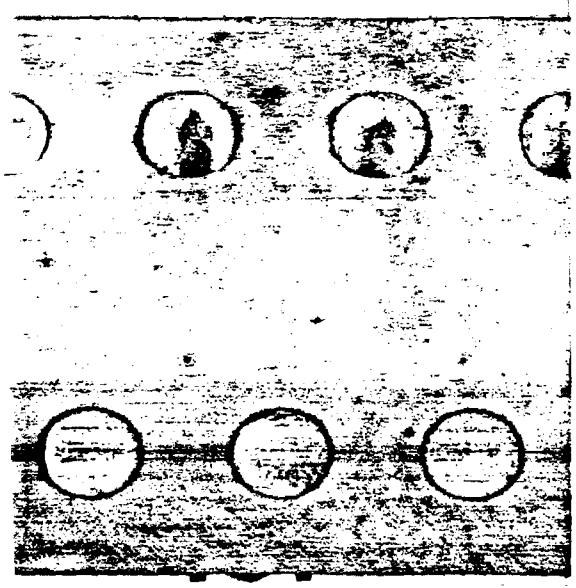
RECEIVED OF _____

FOR _____

BOOK 9956 PG 778

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 133500.00
CON TX 493.95
PRFEE 1.00
WDEED 8.00
TOTAL 502.95
CHECK 502.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/26/96 01 09:55 0001 1175

0153365
IDENTIF. # REFERENCE

96 FEB 26 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009331