Map & Parcel 160-14-B-076
Field Book No. 6DU79150

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Mail

BOOK 10013 PG 551

Send Tax Bills To:

Mortgagee

New Owner:

RoseAnne Coleman
5776 Brentwood Trace
Brentwood, TN 37027

Mortgagee:

First Union Mortgage Corporation
4300 Six Forks Road, Suite 110
Raleigh, NC 27609

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM W. BILLINGTON, JR., Grantor, has bargained and sold and by these presents does transfer and convey unto ROSEANNE COLEMAN, unmarried, Grantee, her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 5776, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office of Davidson County, Tennessee, 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, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William W. Billington, Jr. by deed from Haury & Smith Contractors, Inc. of record in Book 5632, page 545, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Master Deed and By-Laws of record in Book 5524, page 415, as amended in Book 5545, page 510, Book 5818, page 915, said Register's Office and amendment to By-Laws of record in Book 5537, page 988, and Book 5868, page 70, said Register's Office; (2) All matters on the plan of record in Book 5200, page 219, revised in Book 5200, page 230, and Book 5200, page 261, said Register's Office; (3) The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Administration thereof; 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 buildings 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 as described above and subject to rights of others in and to the common elements; and (4) 1996 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, heir heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ELEANOR B. BILLINGTON, spouse of WILLIAM W. BILLINGTON, JR., joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to WILLIAM W. BILLINGTON, JR.

WITNESS our hands on this the 12th day of April, 1996.

X _____
WILLIAM W. BILLINGTON, JR.

X _____
ELEANOR B. BILLINGTON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, WILLIAM W. BILLINGTON, JR. and wife, ELEANOR B. BILLINGTON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 1996.

_____
NOTARY PUBLIC

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 6/23/98

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Fifty Five Thousand and No/100 Dollars ($55,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X _____
AFFIANT

Sworn to and subscribed before me this 12th day of April, 1996.

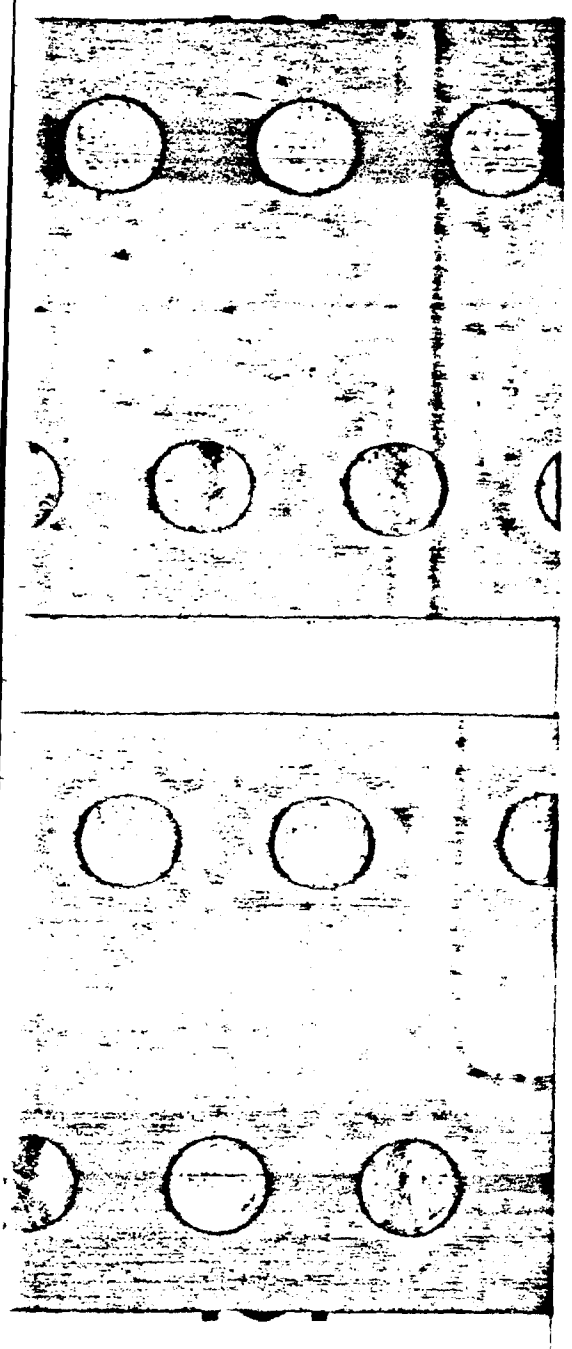
_____
NOTARY PUBLIC

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 6/23/98

f:\work\data\coleman.wd
File #B-1333

0170637
IDENTIF. ▲ REFERENCE
96 APR 12 AM 11:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
9739 04/12 0101 03CHECK 212.50



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

RECEIVED OF _____

FOR _____

BOOK 10013 PG 553

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
TOTAL	212.50
CHECK	212.50

04/12/96 01 11:24 0001 9739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01170637
IDENTIF. ↑ REFERENCE

96 APR 12 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027703