Box 3

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Sandra Denise Reagan
Affiant Sandra Denise Reagan

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 1-25-97

(AFFIX SEAL)

BOOK 10027 PG 659

Michael T. Haley, Atty. THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services, Inc. 1100 Kermit Dr. #204 Nashville, TN [redacted]

NAME AND ADDRESS	NAME AND ADDRESS	MAP/PARCEL NUMBERS
ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills:	
Sandra Denise Reagan (NAME)	Nationsbanc Mortgage Corporation (NAME)	108 07 0 A 26.00
908 Patio Drive (STREET ADDRESS OR ROUTE NUMBER)	2059 Northlake Parkway (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Tucker GA 30084 (CITY) (STATE) (P.O. 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, Patricia Lee Baugus, ~~unmarried~~ and spouse, Ronald Patrick Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Sandra Denise Reagan, unmarried

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:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 3, Unit No. 26, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase I of Sections One and Two, Patio Villa, as of record in Plat Book 5200, Page 458, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Lee Baugus, a single person, by deed from Guy Lee and wife, Clysta Lee, dated November 23, 1986, recorded February 20, 1987, of record in Book 7142, page 188, in the Register's Office for Davidson County, Tennessee.

Subject to the following: 1996 county property taxes, which have been prorated as of the date of deed and assumed by the Grantee; easements, setback lines and certain restrictions of record in Plat Book 5200, page 458, said Register's Office; also subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in TCA §66-27-101; all restrictions, easements, rights and interests in favor of other unit owners, options, burdens, assessments, etc., contained in the Master Deed or record in Book 6014, page 978, said Register's Office.

0175160 IDENTIFICATION REFERENCE

96 APR 26 AM 8:50 DAVIDSON COUNTY REGISTER

4429 04/26 0101 03CHECK 182.90

This is improved (X) unimproved ( ) property known as 908 Patio Drive (House Number) Unit 26 (Street) Nashville, TN 37214 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 my hand this 25th day of April, 19 96

Patricia Lee Baugus

Ronald Patrick Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Lee Baugus, [redacted] and spouse, Ronald Patrick Smith

the bargainor, 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 25th day of April, 19 96

Notary Public

Commission Expires 1-5-97

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____ Notary Public

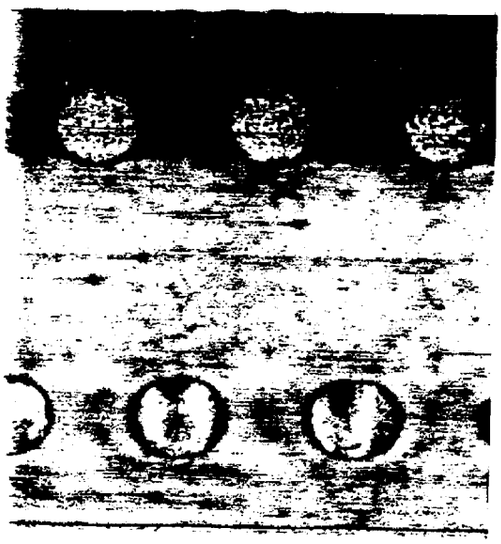
Commission Expires _____

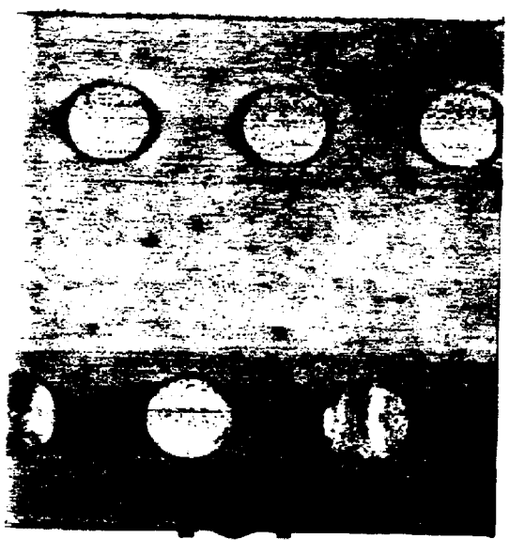
WARRANTY DEED

FROM
Patricia Lee Baugus, [redacted]
and spouse, Ronald Patrick Smith

TO
Sandra Denise Reagan, unmarried

BOOK 10027 PG 660





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

RECEIVED OF _____

FOR _____

BOOK 10027 PG 661

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 47000.00
				CON TX 173.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 182.90
				CHECK 182.90
04/26/96	01			08:54 0001 4429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175160
IDENTIF. # REFERENCE

96 APR 26 AM 8:50

REGISTER
DAVIDSON COUNTY, TN.

No. 1032486