BOOK 10052 PG 832

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0182722

IDENTIF. & REFERENCE

95 DEC 17 10:00

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Cresmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jh) Title No: 37686
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
V. Gaye Jeffers 145 Brooke Castle Drive Hermitage, TN 37076	Mortgage Resources Inc. 404 BNA Drive, Ste. 400 Nashville, TN 37217

TAX MAP-PARCEL NUMBERS: 75-08-A-46

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Linda D. Kirkwood, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **V. Gaye Jeffers, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 145 of Brooke Castle Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 6250, page 156 as amended by Book 6250, page 627 and corrected by Surveyors Certificate of Correction of record in Book 6680, page 905 and re-recorded in Book 6727, page 762, said Register's Office to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Linda D. Kirkwood by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D. C. of record in Book 8910, page 950, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6519, Page 747 and Book 6883, page 759, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Linda D. Kirkwood by Jeri L. Brown as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 145 Brooke Castle Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of May, 1996.

Linda D. Kirkwood, By: Jeri L. Brown, Atty-In-Fact

Linda D. Kirkwood, By: Jeri L. Brown, Atty-In-Fact

State of Tennessee
County of Davidson

On this 10th day of May, 1996, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/18/99

Wm. C. Caldwell
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 47000.00

V. Gaye Jeffers
Affiant

Sworn and subscribed before me on the 10th day of May, 1996.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

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 **Jeri L. Brown**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Linda D. Kirkwood**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of May, 1996.

Wm. C. Caldwell
Notary Public

My Commission Expires: 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Linda D. Kirkwood

TO: V. Gaye Jeffers

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

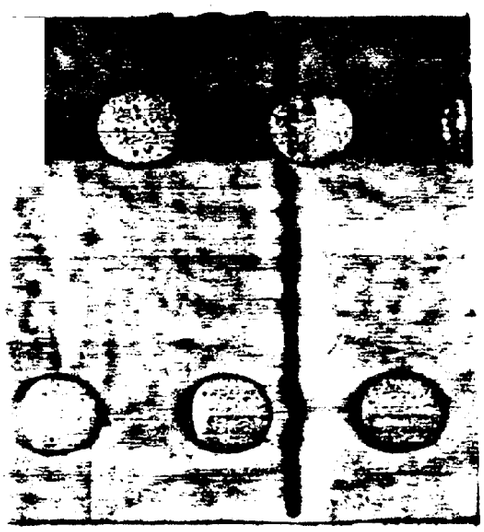
References to the singular include the plural, when applicable.

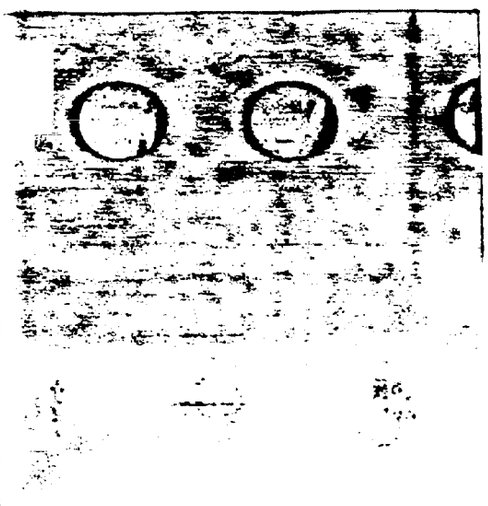
Jeri L. Brown, Affiant
Jeri L. Brown, Affiant

Sworn to and subscribed before me this
10th day of May, 1996.

Wm. C. Caldwell
Notary Public

My Commission Expires: 9/18/99





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

RECEIVED OF _____

FOR _____

BOOK 10052 PG 835

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	12.00
TOTAL	186.90
CHECK	186.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2687

0182722
IDENTIF. ↑ REFERENCE

96 MAY 17 AM 10:00

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 104[illegible]