0185432

IDENTIF. ↑ REFERENCE

BOOK 10061 PG 794

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

96 MAY 28 AM 9:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

DEED OF EXCHANGE

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Cynthia M. Gholson 5823 Brentwood Trace Brentwood, Tennessee 37027	The Mortgage Authority, Inc. 33200 West 14 Mile Road West Bloomfield, MI 48322-3549	Map 160-14 B Par 119 CO

THIS DEED OF EXCHANGE made this 22nd day of May, 1996, by and between **TWILA LANCE AND HUSBAND, THOMAS F. LANCE, JR.**, herein called Grantor, and **CYNTHIA M. GHOLSON, UNMARRIED**, herein called Grantee.

RECITALS:

WHEREAS, the Grantor and Grantee have heretofore entered into a certain Exchange Agreement whereby Grantor agreed to convey the herein described property as part of a tax-deferred exchange transaction pursuant to Section 1031 of the Internal Revenue Code; and

WHEREAS, pursuant to the aforesaid Exchange Agreement, the Grantee designated a certain Trustee to facilitate the therein described tax-deferred exchange; and

WHEREAS, pursuant to the aforesaid Exchange Agreement, the Grantor authorized the Trustee to acquire the property and the Grantee authorized the consideration paid for the herein described property to be paid to the Trustee and applied to Replacement Property to be designated by Grantor; and

WHEREAS, the Grantor now desires to complete the transfer of the herein described property to Grantee pursuant to the aforesaid Exchange Agreement.

NOW THEREFORE, and in consideration of cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **TWILA LANCE AND HUSBAND, THOMAS F. LANCE, JR.** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CYNTHIA M. GHOLSON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5823 on the plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, page 261, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Twila Lance and spouse, Thomas F. Lance, Jr., by deed from Thomas H. Sloan, of record in Book 9766, page 402, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Twila Lance by Quitclaim Deed from Thomas F. Lance, Jr., of record in Book 9766, page 404, said Register's Office.

Thomas F. Lance, Jr. joins in executing this Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to restrictive covenants, conditions, assessments, and other undertakings contained in instruments of record in Book 5524, page 415, Book 5524, page 424, Book 5537, page 988, and Book 5545, page 510, said Register's Office, and any and all other easements and restrictions of record.

This is improved property known as 5823 Brentwood Trace, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness our hands this 22nd day of May, 1996.

Twila Lance

Twila Lance

Thomas F. Lance, Jr.

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 Thomas F. Lance, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, on this 21st day of May, 1996.

Kathy Witcher

Notary Public

My Commission Expires:

My Commission Expires SEPT. 26, 1998

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 Twila Lance, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, on this 22nd day of May, 1996.

Notary Public

My Commission Expires:

7-26-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,230.00.

Affiant

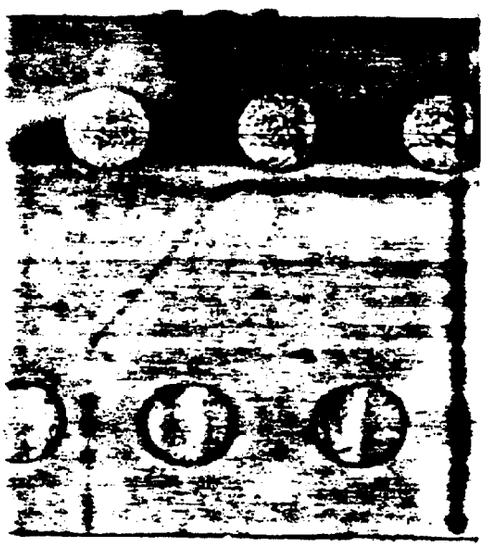
Subscribed and sworn to before me, this the 22nd day of May, 1996.

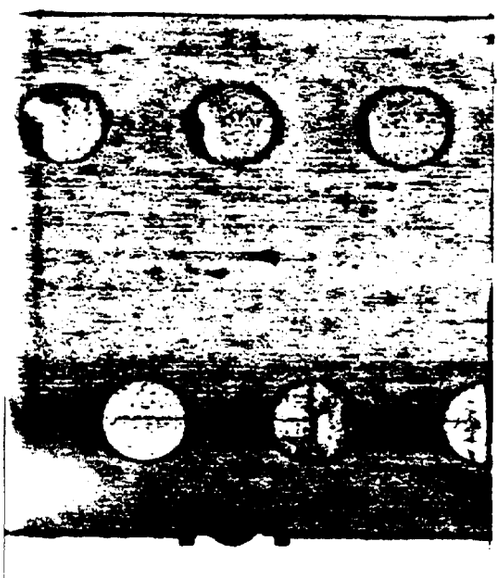
Notary Public

My Commission Expires:

4/1/97

9520 05/28/1996 01:01 CHECK 213.36





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 796

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 55230.00
				CON TX 204.36
				PRFEE 1.00
				MDEED 8.00
				TOTAL 213.36
				CHECK 213.36
			05/28/96 01	09:29 0001 5620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0185432

96 MAY 28 AM 9:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1043540