File 0-447

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10098 PG 51

ADDRESS NEW OWNER:
Anita M. Elftmann
123 Brooke Castle Drive
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FT Mortgage Companies D/B/A Sunbelt National Mortgage
111 Westwood Place
Brentwood, TN 37027

MAP AND PARCEL:
MAP 75-8A
PARCEL 19
4D91577

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gertrude Taylor, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anita M. Elftmann, 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 in Davidson County, Tennessee, described as follows: Unit No. 123, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle, as of record in Plat Book 6250, Page 627, as amended in Deed Book 6680, Page 905 and re-recorded in Deed Book 6727, Page 762; Revised in Plat Book 6250, Page 691, as amended in Deed Book 6919, Page 671, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Gertrude Taylor, by deed from Aubrey H. Johnson, Jr. and wife, Thea Johnson of record in Book 6659, Page 113, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brooke Castle, as of record in Plat Book 6250, Page 627, as amended in Deed Book 6680, Page 905 and re-recorded in Deed Book 6727, Page 762; Revised in Plat Book 6250, Page 691, as amended in Deed Book 6919, Page 671, and Master Deed of record in Book 6519, Page 747, By-Laws in Book 6519, Page 768, Charter in Book 6519, Page 739, amended in Book 7570, Page 312 and Book 7866, Page 374, and Warranty Deed conveying common area in Book 6883, Page 759, said Register's Office.

Thomas E. Phillips, Jr. executed this instrument on behalf of Gertrude Taylor pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 123 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 Anita M. Elftmann, unmarried, their heirs and assigns, forever; and we, Gertrude Taylor, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of June, 1996. BOOK 10098 PG 52

Gertrude Taylor by Thomas E Phillips
Gertrude Taylor, By: Thomas E. Phillips, Jr., Attorney-in-Fact

Attorney in Fact

96 JUN 25 PM 2:14 REGISTER DAVIDSON COUNTY, TN.

7523 06/25 0101 03CHECK 184.75

019644 2 IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas E. Phillips, Jr. as Attorney-in-Fact for Gertrude Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1996.

Diane Mellen
NOTARY PUBLIC

My Commission Expires: 9-21-96

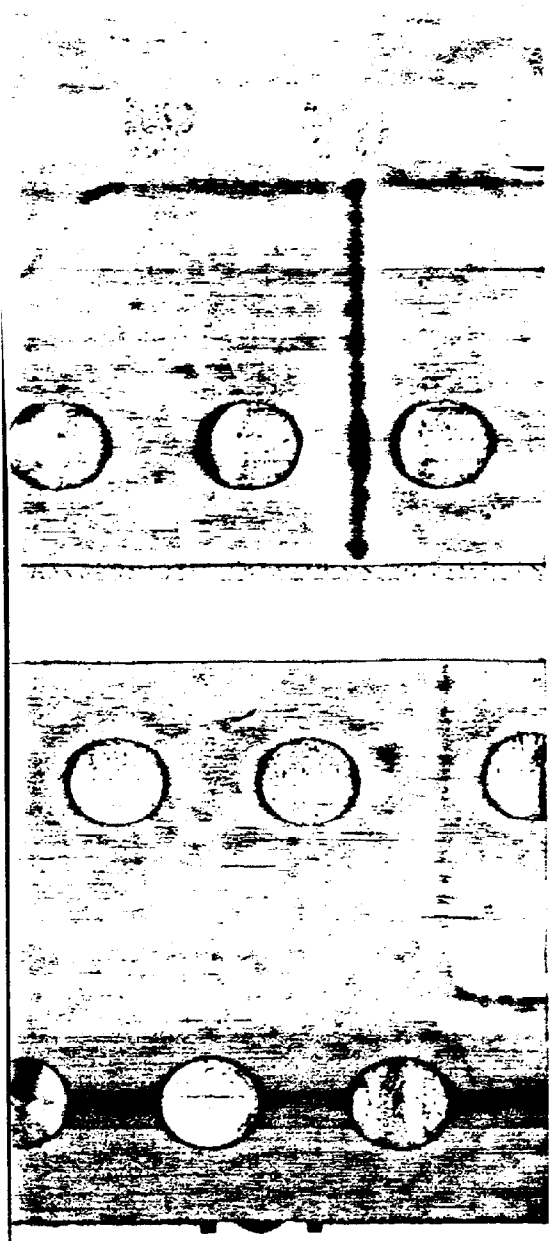
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 47,500.00.

Anita M Elftmann
AFFIANT

Subscribed and sworn to before me this 24th day of June, 1996.

Diane Mellen
NOTARY PUBLIC
My Commission Expires: 9-21-96



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

RECEIVED OF _____

FOR _____

BOOK 10098 PG 53

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 47500.00
CON TX 175.75
PRFEE 1.00
MDEED 8.00
TOTAL 184.75
CHECK 184.75

06/25/96 01 14:18 0001 7523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196442
IDENTIFICATION REFERENCE

96 JUN 25 PM 2:14

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

No. 1055290