54

WARRANTY DEED

BOOK 10110 PG 139

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 1/30/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Freeman, Jr. (NAME)	Union Planters Bank of Middle (NAME)	MAP 160-14B
5801 Brentwood Trace (ADDRESS)	401 Union Street (ADDRESS)	PARCEL 97
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219-2588 (CITY) (STATE) (ZIP)	

FOR AND 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, Julie McDole n/k/a Julie Brown and husband, Charles W. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Freeman, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows to-wit:

Unit No. 5801 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 261, said Register's Office, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office, to which reference is here made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, containted in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, said Register's Office, amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereto the same as though copied herein.
Being the same property conveyed to Julie McDole n/k/a Julie Brown, by deed from Jerome T. Werner and wife Suetta A. Werner of record in Book 6790, page 273, Register's Office for Williamson County, Tennessee.

Charles W. Brown Joins in the execution of this instrument for the purposes of conveying any and all interest he may have.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5801 Brentwood Trace, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract 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 our hand s this 28 day of June 19 96

Julie McDole n/k/a Julie Brown

Charles W. Brown

BOOK 10110 PG 140

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie McDole n/k/a Julie Brown and husband, Charles W. Brown

the bargainor s, 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 Franklin, Tennessee, this 28 day of June, 19 96

Commission expires 11-30-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

96 JUL -3 PM 1:57

0200031

IDENTIFICATION REFERENCE

LEGAL DESCRIPTION CONTINUATION

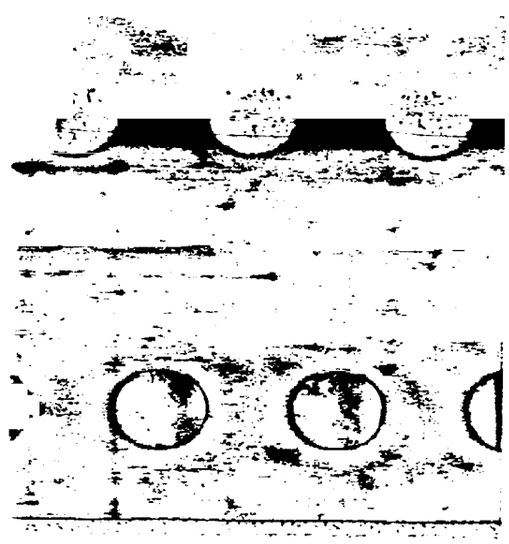
This Conveyance is made subject to the following:

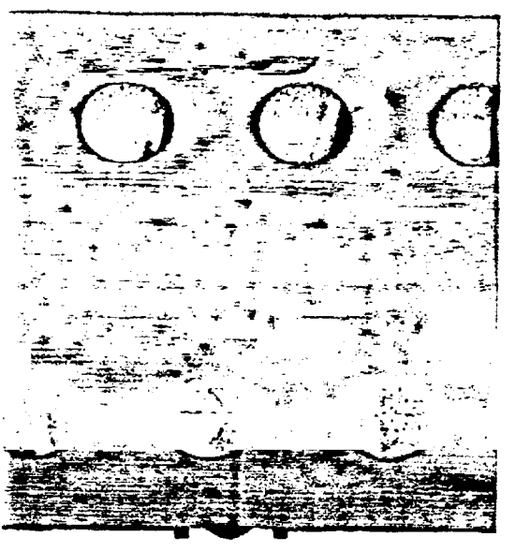
Terms and provisions of Master Deed and Bylaws of record in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office.

Plan of record in Book 5200, page 219, and revised in Book 5200, page 261, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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 building 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 of Brentwood Trace of record in Book 5524, page 415 and Book 5545, page 510, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10110 PG 142

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

AMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 12.00
TOTAL 272.00
CHECK 272.00

07/03/96 01 14:00 0001 1346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200031
IDENTIFICATION

96 JUL -3 PM 1:57
REGISTER
DAVIDSON CO. TN.

No. 1059075