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

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BOOK 10138 PG 494

ADDRESS NEW OWNER:
John R. Polacek
168 Brooke Castle Drive
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union Mortgage Corporation
Reflections III, Suite 200
Virginia Beach, Virginia 23452

MAP AND PARCEL:
MAP 75-8A
PARCEL 69
4D91627

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, Darryl J. Jones and wife, Clarissa C. Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John R. Polacek, 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. 168, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, 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 Darryl J. Jones , by deed from Ridgewood Development, Inc. of record in Book 8163, Page 418, Register's Office for Davidson County, Tennessee.

Clarissa C. Jones herein joins to convey any and all rights and interests she may have, if any.

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 Condominiums, 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 Deed conveying common area in Book 6883, Page 759, said Register's Office.

This is improved property known as 168 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 John R. Polacek, Unmarried, their heirs and assigns, forever; and we, Darryl J. Jones and wife, Clarissa C. Jones 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.

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Witness our hands this the 26th day of July, 1996.

Darryl J. Jones

Clarissa C. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Darryl J. Jones and wife, Clarissa C. Jones the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 49,000.00.

AFFIANT

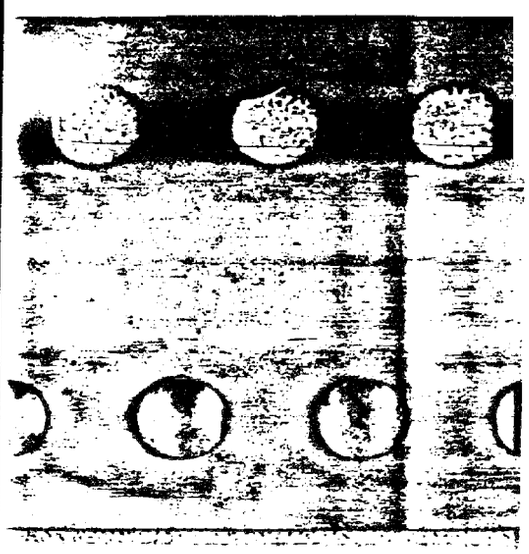
Subscribed and sworn to before me this 26th day of July, 1996.

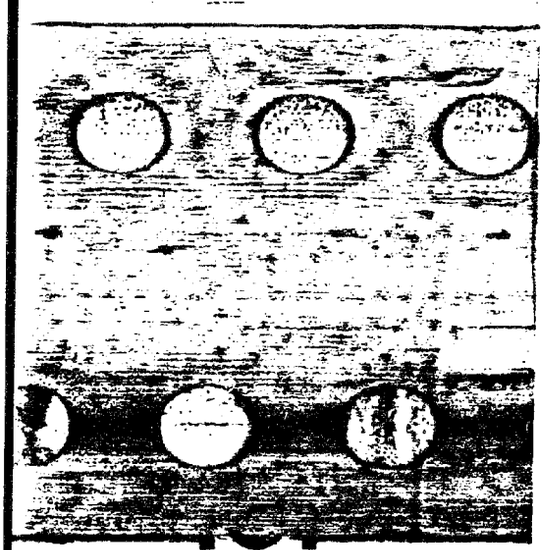
NOTARY PUBLIC
My Commission Expires: 11/3/96

0209125
IDENTIF. & REFERENCE

96 JUL 31 AM 9:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1227 07/31 01:01 03CHECK 190.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10138 PG 496

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 49000.00
				CON TX 181.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 190.30
				CHECK 190.30
			07/31/96 01	09:59 0001 1227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209125
IDENTIF. # REFERENCE

96 JUL 31 AM 9:57

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

No. 1068818