BOOK 10149 PG 853

FILE BOX 45

95 AUG -7 PM 2:59

02122322

IDENTIFICATION REFERENCE

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Post Office Box 190613
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
Brooks A. Sells	Same
P.O. Box 150025	
Nashville, Tennessee 37215	
Map & Parcel No.: 103-16-D-103	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, RODGER B. KESLEY and wife, MARGARET ANN KESLEY ("Grantors"), have bargained and sold and do hereby transfer and convey unto BROOKS A. SELLS ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being Unit No. 103, as shown on the Plat of The Lancaster Condominiums, of record in Plat Book 5200, page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Lancaster Homeowners' Association, as described in Book 5963, page 441, et seq., said Register's Office.
>
> Being the same property conveyed to Rodger B. Kesley and wife, Margaret Ann Kesley, by deed from Lancaster Properties, of record in Book 5964, page 518, Register's Office for said County.

This is improved property known as Unit No. 103, 3909 Whitland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1996 (which have been prorated and which Grantee agrees to assume) and subsequent years which are liens, but are not yet due and payable.

2. Terms and conditions of the Master Deed for Lancaster Condominiums of record in Book 5963, page 441, Register's Office for Davidson County, Tennessee.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 1st day of August, 1996.

Rodger B. Kesley
RODGER B. KESLEY

Margaret Ann Kesley
MARGARET ANN KESLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,800.00.

Brooks Sells
AFFIANT

Subscribed and sworn to before me, this 1st day of August, 1996.

NOTARY PUBLIC

My Commission Expires:

1.20.99

ZANA C. OFTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

BOOK 10149 PG 855

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, ZANA C. PETTY, a Notary Public in and for said County and State, Rodger B. Kesley and wife, Margaret Ann Kesley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of August, 1996.

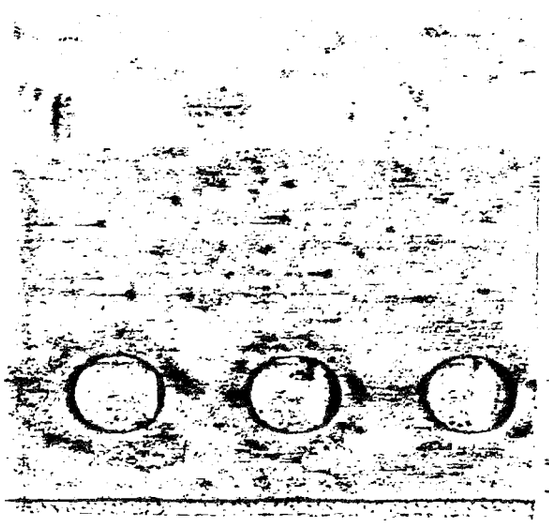
NOTARY PUBLIC

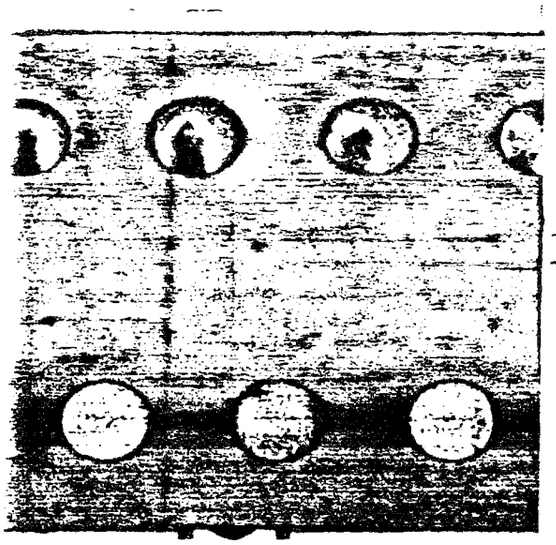
My Commission Expires:

1-20-99

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

96 AUG 23 07 11:31 DEC HECK 208





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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 856

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
				CAM: 52800.00
				CON TX 195.36
				PRFEE 1.00
				WDEED 12.00
				TOTAL 208.36
				CHECK 208.36
			08/07/96 01	15:04 0001 4615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 12322
IDENTIF. # REFERENCE

96 AUG -7 PM 2:58

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

No. 1017222