File 14083
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10156 PG 253

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JENNIFER L. KARRELS (NAME)	NEW OWNER (NAME)	104-13E
504 Brighton Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA91149

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREIN...TER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOHN B. COUSAR AND WIFE, ELLEN SYBERS COUSAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER L. KARRELS, UNMARRIED

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

Land in Davidson County, Tennessee, being Unit No. 504, together with the appurtenant interest in the common elements of Brighton Place, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6569, page 529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Brighton Place Condominiums of record in Plat Book 6250, page 144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Cousar and wife, Ellen Sybers Cousar by deed from Creason Clayton, Trustee of record in Book 6631, page 900, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6569, page 529; (3) Easement of record in Book 4076, page 314; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 144, said Register's Office.

02144 26
IDENTIF. & REFERENCE

96 AUG 14 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 504 Brighton Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of August, 19 96.

JOHN B. COUSAR

Ellen Sybers Cousar
ELLEN SYBERS COUSAR

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10156 PG 254

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. COUSAR AND WIFE, ELLEN SYBERS COUSAR

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 12th day of August, 19 96.

My commission expires 11/20/98 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Jennifer L Karrels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 96

MY COMMISSION EXPIRES: 11/20/98
(AFFIX SEAL)

Notary Public

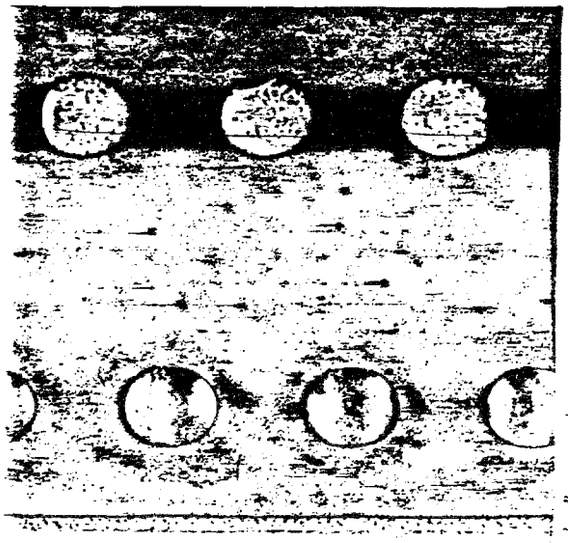
WARRANTY DEED

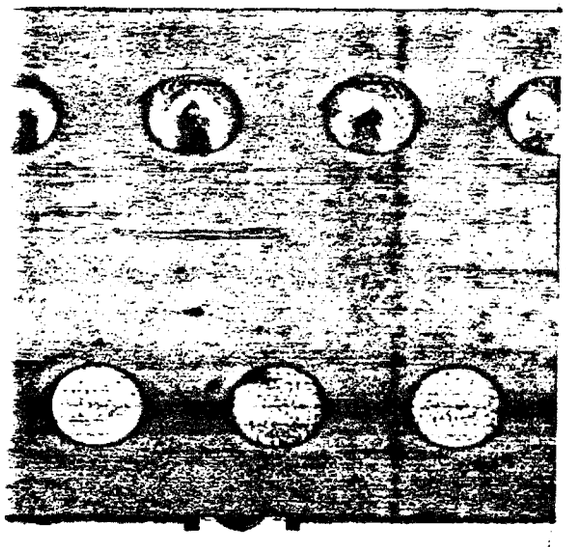
FROM JOHN B. COUSAR AND WIFE, ELLEN SYBERS COUSAR

TO JENNIFER L. KARRELS, UNMARRIED

6904 08/14 0104 OSCHECK 952.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____ BOOK 10156 PG 255

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	
				255000.00
			CON TX	943.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	952.50
			CHECK	952.50
08/14/96	01		10:17 0001	6904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214426
IDENTIF. ↑ REFERENCE

96 AUG 14 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019482