BOOK 10210 PG 816

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Karen A. Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF September 19 96

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen A. Bradford (NAME)	First Union Mortgage Corporation (NAME)	MAP 136-3-A
4000 Anderson Road, Unit #28 (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	PARCEL 28CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Raleigh, NC 27601-2919 (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, Brenda L. Crabtree and husband, Stephen E. Dawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen A. Bradford, 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:

Being Townhouse No. 28, Building No. 13 in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, page 79, and Revised in Book 4460, page 88, Register's Office for Davidson County to which reference is here made.

BEING the same property conveyed to Brenda L. Crabtree and husband Stephen E. Dawson by deed from Karen Cain, Trustee, of record in Book 9302, Page 615, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deeds, of record in Book 9507, Page 606, Book 9927, Page 75, and Book 4249, Page 892, which was amended By Book 9089, Page 757, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4000 Anderson Road, Unit #28, Nashville, TN 37217
(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 30th day of September, 19 96

Brenda L Crabtree
Brenda L. Crabtree

St E. Da
Stephen E. Dawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda L. Crabtree and husband, Stephen E. Dawson

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 Nashville, Tennessee, this 30th day of September, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC LARGE CO., TENN.

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

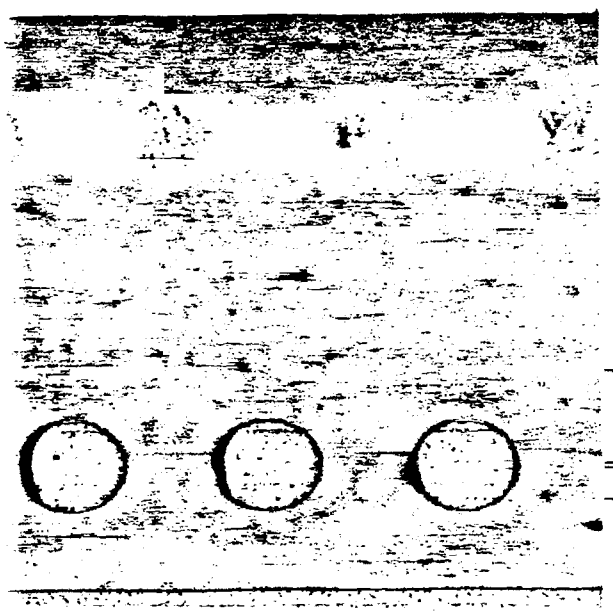
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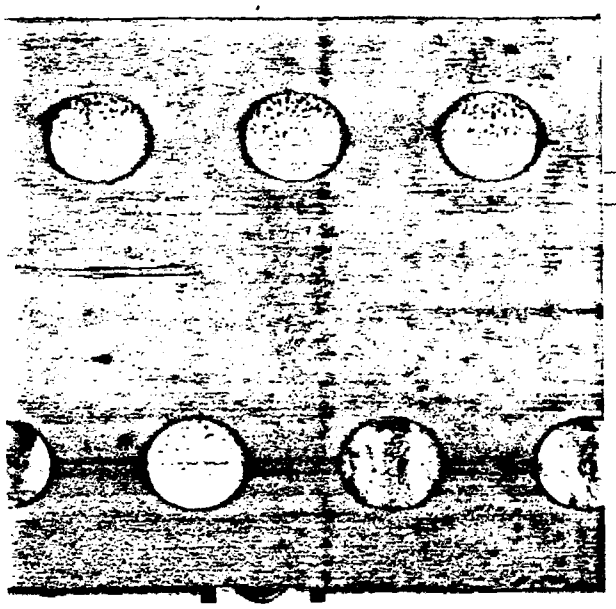
IDENTIF. & REFERENCE

96 OCT -2 AM 8:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5265 10/02 0101 03CHECK 243.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10210 PG 818

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 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00
TOTAL 243.95
CHECK 243.95

10/02/96 01 08:12 0001 5265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02231652
IDENTIF. # REFERENCE

96 OCT -2 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072352

No. [redacted]