35

WARRANTY DEED

File No: 00281430

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristie Lynette Conrad	First American Bank	Map 160-14-C
[NAME]	[NAME]	
749 Fox Ridge Drive	First American Center	Parcel 49
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Brentwood, TN 37027	Nashville, TN 37237	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Sue B. McMahan, widow

have this day bargained and sold, and do hereby transfer and convey unto the said Kristie L. Conrad, Unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 68,000.00

Subscribed and sworn to before me, this the 6TH day of DECEMBER, 19 96

Affiant

Notary Public Linda V. Jones

My Commission Expires: 11/10/97 [Affix Seal]

, unimproved ( )

This is improved (X) property known as 749 Fox Ridge Drive, Brentwood, TN 37027
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 6TH day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sue B. McMahan

Sue B. McMahan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Sue B. McMahan, widow

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 6TH day of DECEMBER, 19 96.

Linda V. Jones Notary Public
Linda V. Jones

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 749 on the plan of Brentwood Trace Condominiums Section II of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, and the By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, said Register's Office.

Being the same property conveyed to Charles Brown McMahan and wife, Sue B. McMahan by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 6026, page 49, Register's Office for Davidson County, Tennessee. The said Charles Brown McMahan having since died.

SM

Subject to the following:

Subject to all matters shown on the Plan of record in Book 5200, pages 376 and 377, and Book 5210, page 374, in said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 Condominiums, Section II, of record in Book 5818, page 915, and the By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6122, pages 419 and 424, said Register's Office.

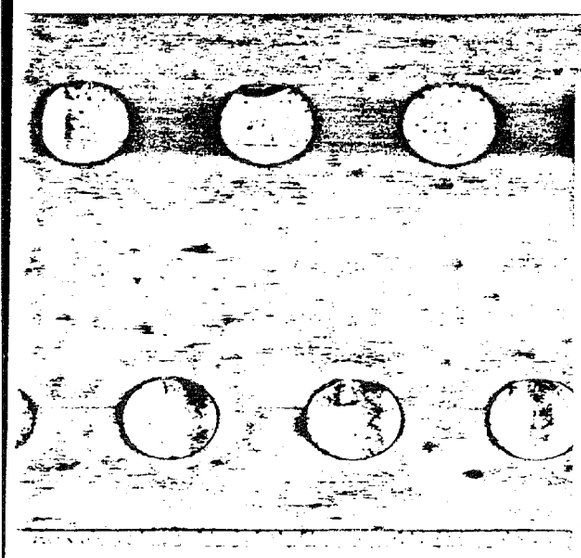
Storm Water Detention Agreement in Book 5861, page 411, said Register's Office.

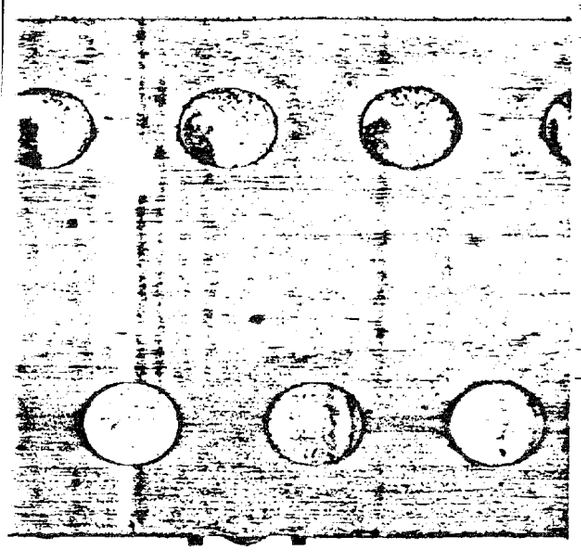
Subject to rights of others in and to the common areas/elements.

95 DEC 11 PM 2:19
REGISTER
DAVIDSON COUNTY

025491 9
IDENTIFICATION REFERENCE

4599 12/11 0101 03CHECK 264.60





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

RECEIVED OF _____

FOR _____

BOOK 10287 PG 509

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 68000.00
				CON TX 251.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 264.60
				CHECK 264.60

12/11/96 01 14:19 0001 4599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254919
IDENTIF. & REFERENCE

96 DEC 11 PM 2 19

REGISTER
DAVIDSON COUNTY, TENN.

No. 1097230