Box 43 Dd

FOR RECORDING PURPOSES

LTIC File Number: 34096

BOOK 10330 PG 126

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transaction is $ 81,000.00.

Affiant

Subscribed and Sworn to before me this the 13 day of December, 19 96.

Notary Public

Commission Expires: 11-23-98

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
BARD P. FERGUSON 5771 BRENTWOOD TRACE BRENTWOOD, TN 37027	SAME	160-14B-71 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher Bower, a single person

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BARD P. FERGUSON

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:

LAND in Davidson County, Tennessee, being UNIT No. 5771, on the plan of Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hicory Boulevard, Brentwood, Davidson County, Tennessee, according to the Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, and amendment to By-laws in Book 5537, page 988, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 219 as revised in Plat Book 5200, page 230 and Plat Book 5200, page 261, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Christopher Bower, by Deed of Record in Book 9482, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

0267329 IDENTIF. & REFERENCE

97 JAN 27 PM 2:13

DAVIDSON COUNTY TENN.

8219 01/27 0101 03CHECK 308.70

THIS IS (XX) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS 5771 Brentwood Trace Brentwood, Tennessee 37027

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. 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, this 13 day of December, 19 96.

Christopher Bower

Christopher Bower

STATE OF TENNESSEE
COUNTY OF Maury

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

Christopher Bower, a single person

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

Witness my hand and official seal at office at Spring Hill, TN on this the 13 day of December, 19 96.

Commission Expires: 12-13-96

Sheron T. Dotson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation

424 Church Street, Suite 200
Nashville TN 37219

104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED
FROM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transaction is $81,000.00.

Bruce P. Ferguson
AFFIANT

Subscribed and Sworn to before me, this the 24th day of January, 1997.

Thomas H. Scott
NOTARY PUBLIC

COMMISSION EXPIRES: _____
My Commission Expires Dec. 20, 1999

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10330 PG 128

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 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 8.00
TOTAL 308.70
CHECK 308.70

01/27/97 01 14:16 0001 8219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267329
IDENTIF. # REFERENCE

97 JAN 27 PM 2:13
DAVIDSON COUNTY, TN.

No. 1110690