0272618 File Box 51-A

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

97 FEB 12 Fil 3:17

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38450 -
~~XXXXXXXXXXXXX~~

BOOK 10348 PG 184

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia M. Brooks Michael Brooks 2116 Hobbs Road, J-1 Nashville, TN 37215	**SAME** 22 Donjek Road Whitehorse, Yukon, Canada Y1A3P9

TAX MAP-PARCEL NUMBERS: 131-2-A-052 07DA 79177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 69000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James B. Tillman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia M. Brooks and spouse, Michael Brooks,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. J-1 of The Hobbs House Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 54, as amended in Book 4595, Page 74, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to James B. Tillman, by deed from E. Russell Buchi, Jr., unmarried, of record in Book 9691, page 31, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5289, Page 515, as amended in Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299 and Book ~~XXXX~~ *7824, Page 974, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 2116 Hobbs Road, J-1, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1997.

James B. Tillman

State of Tennessee
County of Davidson

On this 31st day of January, 1997, before me the undersigned authority, personally appeared **James B. Tillman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 69000.00

Thomas W. Lawless
Affiant

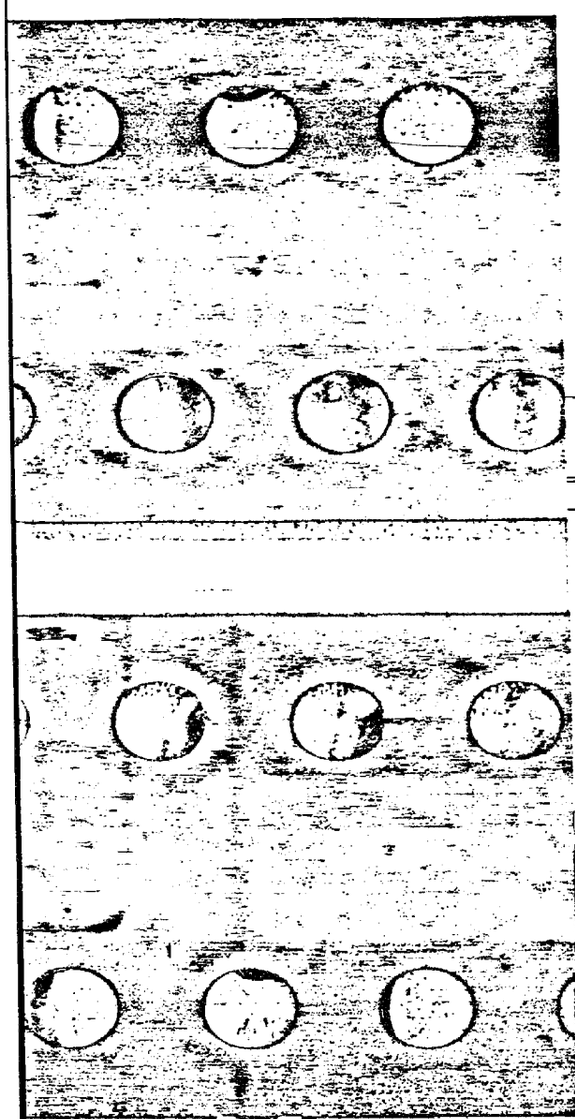
Sworn and subscribed before me on the (NOR) 12th day of (Year) February, 1997.

Herman A. Ruten
Notary Public

My Commission Expires: July 24, 1999

HERMAN A RUTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5882 02/12 0101 03CHECK 264-30



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

RECEIVED OF _____

FOR _____

BOOK 10348 PG 186

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 69000.00
				CON TX 255.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 264.30
				CHECK 264.30
02/12/97	01			15:17 0001 5882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272618
IDENTIF. # REFERENCE

97 FEB 12 PM 3:17
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116354