Box 17

BOOK 10474 PG 711

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,250.00

Pamela J. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/22/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela J. Brooks (NAME)	Pacific Southwest Bank (NAME)	MAP 16
105 Highland Villa Drive (ADDRESS)	4144 N. Central Expwy, Suite 160 (ADDRESS)	PARCEL 105
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (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, Marie L. Thomas and Thomas E. Sirmeyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela J. Brooks

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. 105 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed of record in Book 7278, page 312, and amended in Book 7347, page 717, and Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, and Book 8199, page 149, Register's Office for Davidson County, Tennessee, reference to the Plan hereof, Exhibit B. to said Master Deed, being made for a more complete description.

Being the same property conveyed to Marie L. Thomas and Thomas E. Sirmeyer by deed from Timothy L. Pitts and wife, Christina L. Pitts of record in Book 9864, page 937, Register's Office for Davidson County, TN.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed.

Subject to easement for flow of Mill Creek, sewer line within bounds of a

CONTINUED

unimproved ( )
This is improved (X) property, known as 105 Highland Villa Drive, Nashville, TN 37211
(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 May 19 97

Marie L. Thomas

Thomas E. Sirmeyer

BOOK 10474 PG 712

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 Marie L. Thomas and Thomas E. Sirmeyer

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 May 19 97.

Commission expires 11/23/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LEGAL DESCRIPTION CONTINUATION

7508 06/02 0101 03CHECK 435.43

portion of the Louisville and Nashville Railroad easement as shown on survey of James L. Murphy, Jr., Surveyor, of record in Book 3954, page 655, and any easements or matters shown of record in Book 4460, page 54 and 55 and restrictions of record in Book 4559, page 72, said Register's Office.

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

03107776
IDENTIF. & REFERENCE

97 JUN -2 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

BOOK 10474 PG 713

RECEIVED OF _____

FOR _____

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
115250.00
CON TX 426.43
PRFEE 1.00
WDEED 8.00
TOTAL 435.43
CHECK 435.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/97 01 13:38 0001 7508

03107776
IDENTIF. # REFERENCE

97 JUN -2 PM 1:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1157451