FILE BOX 45

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,250.00.

Peggy O. Sells
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF JUNE, 19 97

NOTARY PUBLIC

My Commission expires: 1-20-99

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Peggy O. Sells (NAME)	owner at same address (NAME)	142-15-C-143
8017 Brooks Chapel Road S-800 (ADDRESS)	(ADDRESS)	9D-79876
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 10480 PG 704

For and in Consideration of the sum of $ 70,250.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

Susan M. Carroll (formerly Susan M. Comer), joined by her husband, John W. Carroll, Jr.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Peggy O. Sells

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being Unit No. 143 on the plan of Breckenridge, a Condominium, as described in the Master Deed at Book 6808, page 45, and as shown on Exhibit "B" thereto, Register's Office for said County, together with all rights, appurtances, and undivided interest in the common areas but subject to the limitations and conditions, all of which are as setforth in said Master Deed, and to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Book 7926 , page 877, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Master Deed & By-Laws and the Exhibits attached thereto at Book 6080, page 45, said Register's Office.

The said John W. Carroll, Jr., joins herein for the sole and express purpose of conveying any and all right, title, and/or interest he has in the above described property by virtue of his marital status with said Susan M. Carroll, the grantor.

03122 48
IDENTIF. ↑ REFERENCE

97 JUN -5 AM 8:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

BOOK 10480 PG 705

FILE BOX 45

(==unimproved==)
This is improved (X) property, known as 143 Hicks Rd., Nashville, TN 37221
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3rd day of June, 19 97.

Susan M Carroll
Susan M. Carroll

John W. Carroll Jr.
John W. Carroll, Jr.

9055 06/05 0101 03CHECK 268.93

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan M. Carroll and husband, John W. Carroll, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 3rd day of JUNE, 19 97.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10480 PG 706

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 70250.00
CON TX 259.93
PRFEE 1.00
WDEED 8.00
TOTAL 268.93
CHECK 268.93

06/05/97 01 08:38 0001 9055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 12248
IDENTIF. ↑ REFERENCE

97 JUN -5 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158977