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58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 11/02/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Madden (NAME)	owner (NAME)	MAP 171-2A
5911 Stonebrook Drive (ADDRESS)	(ADDRESS)	PARCEL 55
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(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, Winston Sela and wife, Michaela Vetterman-Sela

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Madden and wife, Diane L. Madden

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. 55 on the Plan of Brentwood Villa, Phase 2, as of record in Book 6900, page 4, amended in Book 6900, page 185, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.*

This conveyance is made subject to the following:

Plan of record in Book 6900, page 4, and amended in Book 6900, page 185, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Subject to Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, amended in Book 7101, page 730, re-recorded in Book 7143, page 18, amended in Book 7266, page 84, amended in Book 7423, page 574, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6923, page 986, and amended in Book 7423, page 567, said Register's Office.

Easement of record in Book 5155, page 164, said Register's Office.

CONTINUED

This is (unimproved) (improved) property, known as 5911 Stonebrook Drive, Brentwood, Tennessee 37027
(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 23rd day of May 19 97

Winston Sela by Power of Attorney, Atty-in-fact
Winston Sela

Michaela Vetterman-Sela by Power of Attorney, Atty-in-fact
Michaela Vetterman-Sela

LEGAL DESCRIPTION CONTINUATION

Storm Water Detention Agreement of record in Book 6385, page 814, said Register's Office.

Charter of record in Book 6924, page 5, said Register's Office.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

* BEING THE SAME PROPERTY CONVEYED TO WINSTON SELA AND WIFE, MICHAELA VETTERMAN-SELA BY DEED FROM JO ANNE MARTIN KEEHBAUCH, OF RECORD IN BOOK 9751, PAGE 380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Johnson, with whom I am personally acquainted, and wo proved herself to be the attorney in fact of Winston Sela, the bargainor, and who being authorized to do so, acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 1997.

Notary Public

My commission expires: 11/30/97

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Johnson, with whom I am personally acquainted, and whoproved herself to be the attorney in fact of Michaela Vetterman-Sela, the bargainor, and who, being authorized to do so, acknwledged she executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of May, 1997

Notary Public

My commission expires. 11/30/97

0844 06/09 0101 03CHECK 508.50

97 JUN -9 PM 2:24
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

03139337

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50
06/09/97 01 14:26 0001 0844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0313937

97 JUN -9 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160756