This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 160-14B-118,

BOOK 10522 PG 137

Send Tax Statements To: Name/Address New Owner: Name of Mortgagee:
NationsBanc Mortgage Corp. Julie Edwards
2059 Northlake Pkwy 5822 Brentwood Trace
Tucker, GA 30084 Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOE W. WILSON and MILDRED M. WILSON, husband and wife, have bargained and sold and by these presents do transfer and convey unto JULIE KIM EDWARDS, a single person, her heirs and assigns forever, the following described property, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 5822, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joe W. Wilson and wife, Mildred M. Wilson by deed from Haury & Smith Contractors, Inc., of record in Book 5639, page 775, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Brentwood Trace Condominiums of record in Plat Book 5200, page 219, revised in Plat Book 5200, page 261, Register's Office of Davidson County, Tennessee.

3. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section

66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5524, page 415, Book 5545, page 510, By-Laws of record in Book 5524, page 424, amendments to By-Laws in Book 5537, page 988, Book 5868, page 70, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 3rd day of July, 1997.

Joe W. Wilson
JOE W. WILSON

Mildred M Wilson
MILDRED M. WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE W. WILSON and MILDRED M. WILSON, husband and wife, the bargainors, 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 seal, at office, on this 3rd day of July, 1997.

My Commission Expires:
1/30/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $63,900.00.

Julie Kim Edwards
Affiant

Sworn to and subscribed before me on this the 3rd day of July, 1997.

My Commission Expires:
1/30/2001

Notary Public

032416

IDENTIFICATION REFERENCE

97 JUL -8 PM 2:21

REGISTER
DAVIDSON COUNTY, TN

2105 07/08 0101 CHECK

245.42

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10522 PG 139

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 63900.00
CON TX 236.43
PRFEE 1.00
WDEED 8.00
TOTAL 245.43
CHECK 245.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/08/97 01 14:21 0001 2105

03241166

IDENTIF. # REFERENCE

97 JUL -8 PM 2:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.1171865