File Dex "D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10534 PG 559
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie R. Dillard (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 171-2A
203 Glenstone Circle (ADDRESS)	139 Charter Place (ADDRESS)	PARCEL 97
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	LaVergne, TN 37086 (CITY) (STATE) (ZIP)	6DU82517

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, Roger D. Nixon and wife, Sherry J. Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vickie R. Dillard, unmarried

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 97, in a Horizontal Property Regime as shown on the condominium site plan of Brentwood Villa, Phase 3B, as of record in Book 6900, Page 4, and amended in Book 6900, Page 329, in the Register's Office, Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brentwood Villa, Phase 3B, as of record in Book 6900, Page 4 , and amended in Book 6900, Page 329, and Master Deed of record in Book 6923, Page 943, amended in Book 7035, Page 115, Book 7266, Page 84, and Book 7423, Page 574; By-Laws of record in Book 6923, Page 986, amended in Book 7423, Page 567, and Book 8074, Page 564 , and Charter of record in Book 6924, Page 5, and Book 6936,

CONTINUED

unimproved ( )
This is improved (X) property, known as 203 Glenstone Circle, Brentwood, TN 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 16th day of July 19 97

Roger D. Nixon

Sherry J. Nixon

BOOK 10534 PG 560

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 Roger D. Nixon and wife, Sherry J. Nixon

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 16th day of July 1997.

Commission expires 3-21-98

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

6144 07/18 0:01 CHECK $44.35

LEGAL DESCRIPTION CONTINUATION

Page 895, and amended in Book 7998, Page 249, and Book 8267, Page 270, Deed of Conveyances of record in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802, and Book 8128, Page 17, said Register's Office.

Being the same property conveyed to Roger D. Nixon and wife, Sherry J. Nixon by deed from Radnor Homes, Inc. of record in Book 8761, Page 121, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to easement for water mains of record in Book 5155, Page 164, said Register's Office.

Subject to a Storm Water Detention Agreement of record in Book 6385, Page 814, said Register's Office.

0327780
IDENTIF. ↑ REFERENCE

97 JUL 18 AM 11:43

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 10534 PG 561

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

CASH 15550.00
CONV TX 575.35
PRFEE 1.00
MDEED 8.00
TOTAL 584.35
CHECK 584.35

07/18/97 01 11:43 00VL 6.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0327780
IDENTIF. ↑ REFERENCE

97 JUL 18 AM11:43

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

No. 1175849