BOOK 10753 PG 980

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36241)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David F. Daniels (NAME)	Countrywide Home Loans (NAME)	142-15-C-117
117 Hicks Road (ADDRESS)	155 North Lake Ave.P.O. Box 7137 (ADDRESS)	9D79863
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (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, Sylvain Le Coquic and Judy V. Kerr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, David F. Daniels, 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:

Land in Davidson County, Tennessee, being Unit No. 117 in Breckenridge, A Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, Page 45, as amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee, along with an undivided interest in the Common Elements as specified therein, and subject to all terms, covenants and conditions set forth in such Master Deed.

BEING the same property conveyed to Sylvain Le Coquic and Judy V. Kerr by deed from Richard P. Schremmer and wife, Dawn Schremmer of record in Book 9529, Page 127, Register's Office for Davidson County, Tennessee.

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

98 JAN 12 AM 8:44
FELICIA RUSSELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0388982

Unimproved [ ]
This is improved [X] property, known as 117 Hicks Road, Nashville, TN 37221
(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 unincumbered, 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 9th day of January, 19 98

X _____
Sylvain Le Coquic

X _____
Judy V. Kerr

98 01/12 0101 03CHECK 312.40

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 Sylvain Le Coquic and Judy V. Kerr

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 9th day of July, 1998.

Commission expires 7/25/98

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

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

RECEIVED OF _____

FOR _____

BOOK 10753 PG 982

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 82000.00
CON TX 303.40
PRFEE 1.00
[illegible] 8.00
TOTAL 312.40
CHECK 312.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/98 01 08:49 0001 0790

0388982
IDENTIF. ↑ REFERENCE

98 JAN 12 AM 8:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1241451