PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

10791 910

W & I Ref: (sk) Title No: 39568
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pauline C. Pearce 3463 Golf Club Lane Nashville, TN 37215	First Union Mortgage 1410 Commonwealth Drive Ste 140 Wilmington, NC 28403

TAX MAP-PARCEL NUMBERS: 117-7-F-9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 141,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracy E. Whitaker,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Pauline C. Pearce,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9 of Brighton Court, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit D to the Master Deed of record in Book 6629, Page 532, and amended in Book 6912, Page 158, and in Book 6912, Page 163, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Tracy E. Whitaker, unmarried by deed from Joe S. Henry and wife, Kemberly A. Kennedy Henry of record in Book 9857, Page 12, Register's office for Davidson County, Tennessee. Tracy E. Whitaker has since married and moved to Texas as her primary state of residence. The above described property has been used for investment purposes and not as a primary marital residence.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6629, Page 532, Book 6912, Page 158, Book 6912, Page 163, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This conveyance is subject to Storm Water Detention Agreement of record in Book 6436, Page 578, Register's Office in Davidson County, Tennessee.

This is improved property, known as: 3463 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, he set

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of February, 1998.

Tracy E. Whitaker

Tracy E. Whitaker

BOOK 10791 PG 911

State of Tennessee
County of Davidson

On this 10th day of February, 1998, before me the undersigned authority, personally appeared **Tracy E. Whitaker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 141000.00

Pauline C. Pearce 2/10/98
Affiant

Sworn and subscribed before me on the 10th day of February, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

03999985

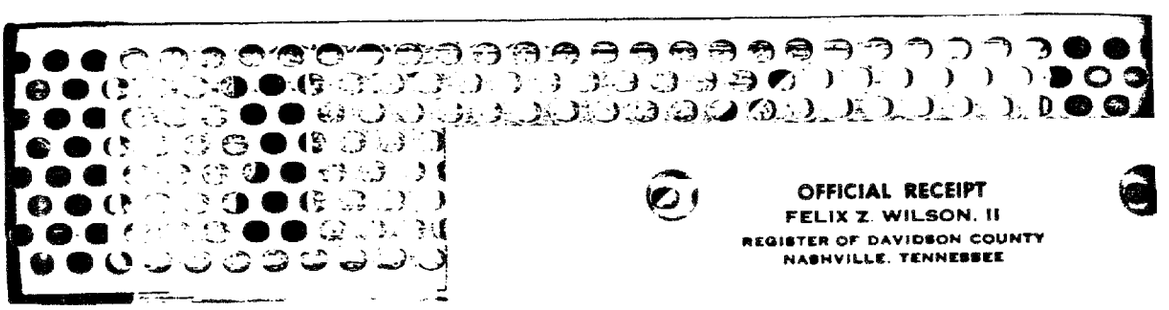
98 FEB 11 PM 3:10

REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

2609 02/11 0101 03CHECK 530.70

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

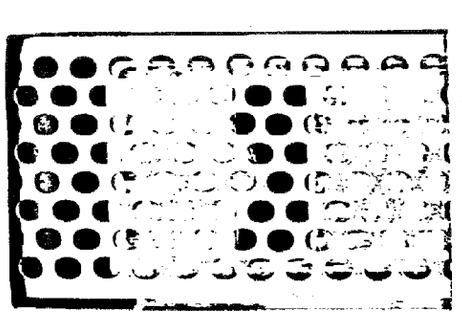
FOR _____

BOOK 10791 PG 912

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
141000.00
CON TX 521.70
PRFEE 1.00
WDEED 8.00
TOTAL 530.70
CHECK 530.70



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/11/98 01 15:13 0001 2609

0399985
IDENTIFICATION REFERENCE

98 FEB 11 PM 3:11
REGISTER
DAVIDSON COUNTY, TN.

No. 1253137