WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10806 PG 123

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

RONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harris Gentry	Columbia National Incorporated	MAP 142-9E
(NAME)	(NAME)	
1227 General George Patton Road	8142 Columbia Gateway Drive	PARCEL 27
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia, MD 21046-2132	UNIT 1227
(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, Sean P. Brophy and wife, Carol B. Krueger-Brophy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harris Gentry and Sarah Schroeder

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. 1227 Carport No. 1227-C on the plan of condominium site of Section Seven Phase One, River Plantation, of record in Book 5200, page 705 and 706 as amended in Book 6392, page 321, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sean P. Brophy and wife, Carol B. Brophy, by deed from Joe H. Luther, Jr. and wife, Anne L. Luther, of record in Book 8888, page 584, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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, options, burdens,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1227 General George Patton 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 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 19th day of February 19 98

Sean P. Brophy

Carol B. Krueger-Brophy

BOOK 10806 PG 124

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 Sean P. Brophy and wife, Carol B. Krueger-Brophy

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 Franklin, Tennessee, this 19th day of February 19 98.

Commission expires 4-16-01

Notary Public

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

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

6893 02/24 0101 03CHECK 484.45

LEGAL DESCRIPTION CONTINUATION

assessments and other undertakings contained in the Master Deed establishing a 705 and 706, amended in Book 6392, page 121, said Register's Office.

said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 5200, pages 705 and 706, amended in Book 6392, page 121, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Terms and provisions of Master Deed and Bylaws of record in Book 6226, page 9, said Register's Office.

MAIL ENV.

98 FEB 24 AM 9:29

0403960

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

RECEIVED OF _____

FOR _____

BOOK 10806 PG 125

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	
	128500.00
CON TX	475.45
PRFEE	1.00
WDEED	8.00
TOTAL	484.45
CHECK	484.45

02/24/98 01 09:28 0001 6893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403960
IDENTIFICATION REFERENCE

98 FEB 24 AM 9:29

DAVIDSON COUNTY TN

No. 1257371