File Box 24

WARRANTY DEED

STATE OF TENNESSEE BOOK 10811 PG 88
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Madeline Billings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lina D. Brown
Notary Public

MY COMMISSION EXPIRES: 5-23-98
(SEAL)

My Commission Expires 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madeline Billings (NAME)	Source One Mortgage Services Corporation (NAME)	MAP 75-8A
128 Brooke Castle Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 31
Hermitage, TN 37076-1746 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	4D 91589

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, Virginia Elizabeth Cooper, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madeline Billings, a single woman

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. 128, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 627, as amended in Deed Book 6680, Page 905, re-recorded in Deed Book 6727, Page 762; revised in Plat Book 6250, Page 691, as amended in Deed Book 6919, Page 671, 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 Brooke Castle Condominiums, as of record in Plat Book 6250, Page 627, as amended in Deed Book 6680, Page 905, re-recorded in Deed Book 6727, Page 762; revised in Plat Book 6250, Page 691, as amended in Deed Book 6919, Page 671; and Master Deed of record in Book 6519, Page 747; By-Laws in Book 6519, Page

CONTINUED

unimproved ( )
This is improved (X) property, known as 128 Brooke Castle Drive, Hermitage, TN 37076-1746
(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 my hand this 24th day of February 19 98

Virginia Elizabeth Cooper

Virginia Elizabeth Cooper

BOOK 10811 PG 89

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 Virginia Elizabeth Cooper, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February 19 98.

Commission expires 5-23-98

Lisa D. Brown
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/23/98

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

LEGAL CONTINUATION

768; and Charter of record in Book 6519, Page 739, amended in Book 7570, Page 312, and Book 7866, Page 374, and Deed conveying common area of record in Book 6883, Page 759, said Register's Office.

Being the same property conveyed to Virginia Elizabeth Cooper, unmarried by deed from Aubrey H. Johnson, Jr. and wife, Thea Johnson of record in Book 6753, Page 356, Register's Office, Davidson County, Tennessee.

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

98FEB 26 AM 10:39

04051 31

8125 02/25 0124 $ 18.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10811 PG 90

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 $1000.00
CON TX 103.70
PRFEE 1.00
MISC 5.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1[illegible]
CHECK 177.70
02/26/98 01 10:35 001 8125

98 FEB 26 AM 10:39

040131

No. 1258587