BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $16,500.00.

Affiant

Sworn to and subscribed before me this 27 day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Will V. Braswell, etux	Same	Map 75-6-A
3037 St. Johns Drive		Parcel 3
Murfreesboro, TN 37129		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward A. Young, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Will V. Braswell and wife, Joyce W. Braswell**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 2-A of Hermitage Villa Condominiums as shown by Master Deed and By-Laws of Hermitage Villa Condominiums, of record in Book 6623, page 595, and Book 6623, page 632, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and definite description of said unit, together with an undivided interest in the common elements of Hermitage Villa Condominiums appurtenant to said unit as defined in the Master Deed and By-Laws for Hermitage Villa Condominiums.

Being the same property conveyed to Edward A. Young and wife, Lois M. Ham by deed from Mary J. Drozd, a widow, of record in Book 7194, page 152, said Register's Office, the said Lois M. Ham, also known as Lois M. Young having since quitclaimed her interest in said property to Edward A. Young by instrument of record in Book 9018, page 772, said Register's Office.

This conveyance made subject to all covenants, conditions, and restrictions in the Master Deed and By-Laws of record in book 6623, page 595, and Book 6623, page 632, said Register's Office

This is improved property known as 4202-A Sweden Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 27 day of Feb, 1998.

Edward A. Young

Edward A. Young

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, **Edward A. Young**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of Feb, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

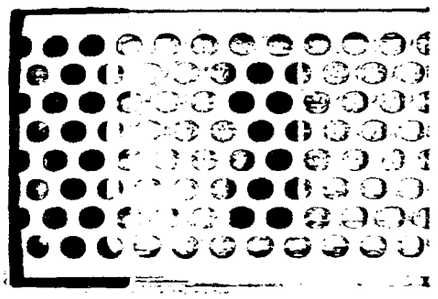
04059814
RECEIVED FOR REFERENCE
98 FEB 27 PM 2:09

9027 02/27 0101 03CHECK 145.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

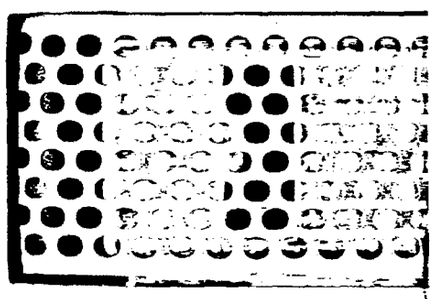
BOOK 10814 PG 72

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 36700.00
CON TX 135.05
PRFEE 1.00
WDEED 8.00
TOTAL 144.05
CHECK 144.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 9077



0405984

98 FEB 27 PM 2:09

No.1259481