BOOK 10955 PG 650

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Brennan (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 138-13-A
403 Westfield Drive (ADDRESS)	P.O. Box 1675 (ADDRESS)	PARCEL 403 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Coraopolis, PA 15108 (CITY) (STATE) (ZIP)	9D79635

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, Bradley N. Smith and wife, Jacqueline S. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph R. Brennan and wife, Vickie R. Brennan

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:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 403 on the plan of Westfield Condominiums, formerly The Hamlet, of record in Book 6250, page 748 and further shown and described in an amended document of record in Book 6831, page 982, Register's office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bradley N. Smith and wife, Jacqueline S. Smith and Cynthia R. Howe, Tenants in Common, by deed from Ajai K. Chaudhary and wfie, Archana Chaudhary of record in Book 10359, Page 464, Register's Office, Davidson County, Tennessee. Cynthia R. Howe having since died on August 11, 1997, leaving her mother, Jacqueline Smith, as her only heir.

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

This conveyance is subject to 1998 taxes, proprated and assumed by the Grantees; 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

CONTINUED

unimproved ( )
This is improved (X) property, known as 403 Westfield Drive, 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 28th day of May 19 98

Bradley N. Smith

Bradley N. Smith

Jacqueline S. Smith

Jacqueline S. Smith

BOOK 10955 PG 681

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 Bradley N. Smith and wife, Jacqueline S. Smith

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 Brentwood, Tennessee, this 28th day of May 19 98.

Commission expires January 29, 2000

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

LEGAL DESCRIPTION CONTINUATION

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 Westfield Condominiums, as of record in 6250, page 748, as amended in Book 6831, Page 982, and Master Deed of record in Book 6678, Page 771, asa amended in Book 6736, page 110, Book 6801, page 962, Book 6831 page 982, and Book 7271, page 256, and Charter of record in Book 6746, Page 677, and By-Laws of record in Book 6678, Page 802, said Register's Office.

4292 06/02 01:01 03CHECK 382.

98 JUN -2 AM 9:54

04414494

RECEIVED FOR REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10955 PG 682

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	101000.00
CON TX	373.70
PRFEE	1.00
WDEED	8.00
TOTAL	382.70
CHECK	382.70

06/02/98 01 09:56 0001 4292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0444494
IDENTIF. & REFERENCE

98 JUN -2 AM 9:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1300226