WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK DAVIS		MAP 43-10B-92
(NAME)	(NAME)	
555 N. DUPONT AVENUE	3708 Moss Rose Drive	MAP 43-10A-12
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	Nashville, TN 37216	
(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, WILLIAM D. BRYS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK DAVIS, UNMARRIED

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. D-92 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended by Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 179 thru 182, said Register's Office, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to William D. Brys by deed of record in Book 9490, page 580, Register's Office for Davidson County, Tennessee.

ALSO:

Land in Davidson County, Tennessee, being Unit No. A-2 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended by Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 179 thru 182, said Register's Office, to which plan reference is hereby made for a more particular description.

CONTINUED

unimproved ( )
This is improved (X) property, known as 555 N. DUPONT AVENUE, MADISON, TENNESSEE 37115
(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 1st day of July 19 98

William D. Brys

WILLIAM D. BRYS

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 WILLIAM D. BRYS, the bargainor, 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 at MADISON, Tennessee, this 1st day of July, 19 98.

Commission expires January 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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

Being a part of the same property conveyed to William D. Brys by deed of record in Book 10397, page 964, Register's Office for Davidson County, Tennessee.

THIS DEED IS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR AND NO TITLE SEARCH HAS BEEN DONE AND NO GUARANTY TO THE VALIDITY OF THE TITLE HEREIN IS GIVEN.

0459251

98 JUL -7 AM 9:32

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BOOK 11008 PAGE 741

AFFIDAVIT AS TO LIENS AND ENCUMBRANCES

On this 1st day of July, 1998, before me personally appeared

WILLIAM D. BRYS

Owner of property and/or General Contractor, to me personally known, who, being duly sworn on (his /their) oath(s), did say that all of the persons, firms and corporations, including the general contractor and all subcontractors who have furnished services, labor or materials according to plans and specifications, or extra items, used in the constructions or repair of buildings and improvements on the real estate hereinafter described, have been paid in full and that such work has been fully completed and accepted by the owner.

Affiant further says that no proceedings in bankrupcty or receivership have been instituted by or against him/them.

Affiant further says that no claims have been made to affiant by, nor is any suit now pending on behalf of any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, financing statements, or personal property leases have been given or are outstanding as to any fixtures, appliances, or equipment which are now installed in or upon said real property, or the improvements thereon.

Affiant further says that there are no outstanding deeds of trust, mortgages, judgment liens, mechanics or materialmens liens filed of record or unfiled claims or any other liens or encumbrances of any kind except as follows: None

Affiant on ~~behalf~~ of said Owner of Property ~~and~~/or General Contractor does for a ~~va~~luable consideration hereby agree and guarantee to hold MADISON TITLE COMPANY

(by reason of the fact that it has issued its title insurance policies), harmless against any liens, claims or suit of or by any general contractor, subcontractor, mechanic or materialman, and against chattel mortgages, conditional bills of sales, retention of title agreements, security agreements, financing statements, or personal property leases in connection with the construction, repair or sale of such building or improvements on said real estate.

The real estate and improvements referred to herein are situated in the County of DAVIDSON, State of Tennessee, and are described as follows, to-wit:
555 N. DUPONT AVENUE, MADISON, TENNESSEE 37115
UNIT D92 & UNIT A2 MADISON PARK

July 1, 1998
Date

William D. Brys
WILLIAM D. BRYS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sworn to and subscribed before me this 1st day of July, 1998.

Toni J. Eason-Lewis
TONI J. EASON-LEWIS, Notary Public

My Commission Expires January 27, 2001

Loan #:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11008 PAGE 742

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 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 215.10
CHECK 215.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459251
IDENTIFICATION REFERENCE
98 JUL -7 AM 9:33
REGISTER OF DAVIDSON COUNTY, TN

No. 1315856