Realty 42 A

BOOK 11034 PAGE 238

This instrument prepared by:
Amy W. Stevens, Attorney
1210 Briarville Road, Building E
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Kelly G. Meadors 5772 Brentwood Trace Brentwood, TN 37027	~~Same~~ First Trust Mortgage 6525 Quail Hollow, Suite 300 Memphis, TN 38120	160-14-B-072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of July, 1998.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/28/2000

Notary Public

My Commission Expires: [Seal]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, TERESA A. SMITH, DONOHOO married (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto KELLY MEADORS, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 5772 on the Plan of 2nd Revision Brentwood Trace Condominiums, of record in Plat Book 5200, page 261, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 2nd Revision Brentwood Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to Teresa A. Smith, unmarried, by deed from Philip Michael Richardson, married, of record in Book 7946, page 599, R. O. D. C.. Tennessee.

Gregory L. Donohoo, spouse of Teresa A. Smith Donohoo, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Teresa A. Smith Donohoo.

This conveyance of the subject property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved property known as 5772 Brentwood Trace, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for those matters set forth in Exhibit "A" attached hereto.

GRANTOR further covenants and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 23rd day of July, 1998.

Teresa A. Smith Donohoo

Gregory L. Donohoo

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Teresa A. Smith Donohoo & Gregory L. Donohoo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, this the 23rd day of July, 1998.

Notary Public

My Commission expires: _____

[Seal]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/29/2000

f:\aew\donohoo\wardeed.gen

EXHIBIT "A"

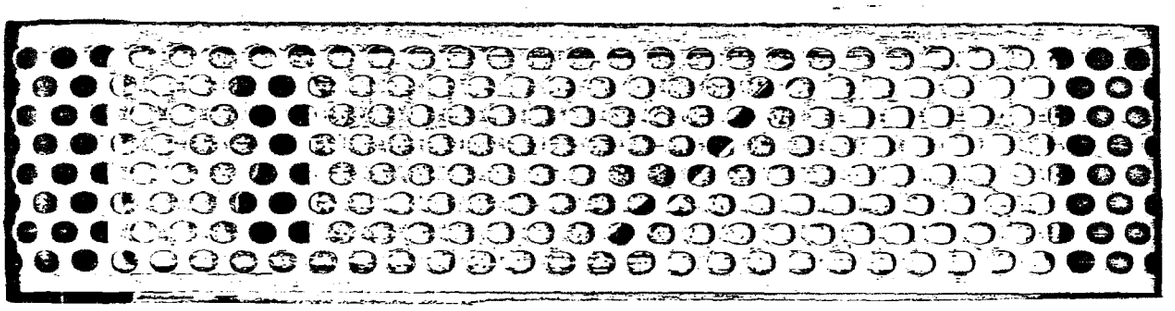
1. 1998 taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 5200, page 261, Register's Office for Davidson County, Tennessee.

3. The premises herein transferred is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 2nd Revision Brentwood Trace Condominiums, of record in Book 5524, page 415 amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5524, page 242 amended in Book 5537, page 988, said Register's Office.

4. Subject to the rights of others in and to the common elements.

0466479
IDENTIF. & REFERENCE
98 JUL 24 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
7880 07/24 0101 03CHECK 281.4



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

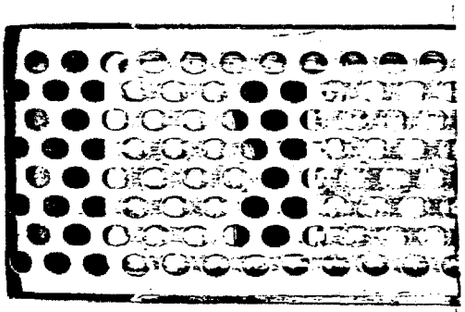
RECEIVED OF _____

FOR _____

BOOK 11034 PAGE 241

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	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	12.00
DEED	2.00
TOTAL	281.40
CHECK	281.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/24/98 01 14:07 0001 7880

0466479
IDENTIF. # REFERENCE

98 JUL 24 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1323518