PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (as) Title No: 40158
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul S. Changas Kathy W. Changas 5916 Stonebrook Drive Brentwood, Tennessee 37027	Mid-State Financial Services, Inc. 2021 Richard Jones Road Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 171-2-A-42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 140,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy B. Rich and Paula E. Rich, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul S. Changas and spouse, Kathy W. Changas,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 42 of Brentwood Villa, Phase 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, Page 4, and amended in Book 6900, Page 185, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Peggy B. Rich and Paula E. Rich, both unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Gregory S. Perrone, Trustee, of record in Book 9130, Page 528, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 4, and amended in Book 6900, Page 185, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6923, Page 943, Book 6923, Page 986, as amended in Book 7035, Page 11115, further amended in Book 7101, Page 730, rerecorded in Book 7143, Page 18, as amended in Book 7266, Page 84, as amended in Book 7423, Page 567, and amended in Book 7423, Page 574, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 5916 Stonebrook Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 1998.

Peggy B Rich
Peggy B. Rich

Paula E Rich
Paula E. Rich

State of Tennessee
County of Davidson

On this 24th day of July, 1998, before me the undersigned authority, personally appeared **Peggy B. Rich** and **Paula E. Rich**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140000.00

Paul S. Changas
Affiant

Sworn and subscribed before me on the 24th day of July, 1998.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

My Commission Expires:

Notary Public

IDENTIF. → REFERENCE
0468589
98 JUL 30 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0146 07/30 0101 CKCHECK
529.00

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11042 PAGE 218

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	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	529.00
CHECK	529.00

07/30/98 01 11104 0001 0146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468589
IDENTIF. # REFERENCE
98 JUL 30 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1325770