This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 11115 PAGE 970

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Katheryn C. Huffhines and Shelly K. Huffhines 222 Glenstone Circle Brentwood, TN 37027	Countrywide Home Loans	Map 171-2-A Parcel 075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $142,900.00.

X Katheryn C. Huffhines
AFFIANT

Sworn to and subscribed before me
this 16 day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 4/22/2001

98 SEP 17 AM 10:23

04888852

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, B. KENNETH SANFORD, MARRIED, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto KATHERYN C. HUFFHINES, unmarried, and SHELLY KATHERYN HUFFHINES, unmarried, as joint tenants with the right of survivorship, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Unit No. 75 on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, page 4, and amended in Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to B. Kenneth Sanford by deed from Radnor Homes, Inc. of record in Book 8741, page 438, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

PENNY E. SANFORD, WIFE OF B. KENNETH SANFORD, JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS, OR OTHERWISE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their he[illegible] for

AND GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1998 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 171-02-A, Parcel 075.

2. The premises herein insured 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 By-Laws for the administration thereof; also subject ot easements, rights and interests in favor of other unit owners and allsewer, 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 limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa, Phase 3B, of record in Book 6923, page 943, amendments thereto of record in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 34 and Book 7423, page 574, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6923, page 986, amended in Book 7423, page 567 and Book 7423, page 574, said Register's Office.

3. All matters appearing on the Plan of record in Book 6900, page 4, amended in Book 6900, page 329, Register's Office for Davidson County, Tennessee.

4. Subject to the liens for any unpaid assessments and/or special assessments.

5. Rights of others in and to the common elements.

6. Easement of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.

8. Charter of record in Book 6936, page 895 and amended in Book 7998, page 249, Register's Office for Davidson County, Tennessee.

9. Deeds of Conveyance in Book 8127, page 666; Book 8127, page 782; Book 8127, page 802 and Book 8128, page 17, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This improved property is known as 222 Glenstone Circle, Brentwood, Tennessee 37027.

WITNESS our hands this 16 day of September, 1998 in Franklin, Tennessee.

B. KENNETH SANFORD

PENNY E. SANFORD

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 B. Kenneth Sanford and Penny E. Sanford, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16 day of September, 1998.

Notary Public

My commission expires: 4/22/2001

1869 09/17 0101 03CHECK 543.73

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11115 PAGE 973

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	CAMT	TOTAL PAID
					142900.00
				CON TX	528.73
				PRFEE	1.00
				WDEED	12.00
				CFEE	2.00
				TOTAL	543.73
				CHECK	543.73
09/17/98	01			10:23 0001	1869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488852

IDENTIFICATION REFERENCE

98 SEP 17 AM 10:23

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1347243