BOOK 11200 PAGE 516

Box 2

WARRANTY DEED

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 98
Notary Public
MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen H. Quimby (NAME)	NationsBanc Mortgage Corp. (NAME)	171-02-0-A
245 Glenstone Circle, Unit 133 (ADDRESS)	2059 Northlake Parkway (ADDRESS)	133.00 CO
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Bruce T. Rowland , **unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen H. Quimby and wife, Martha W. Quimby

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. 133 on the Plan of Brentwood Villa, Phase 3B, of record in 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 Bruce T. Rowland by deed from Radnor Homes, Inc. by instrument of record in Book 8301, page 729, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 6900, page 4, and Book 6900, page 329, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for Water Mains to Metro Government of record in Book 5155,page 164, said Register's Office.

Easement for Storm Water Detention Agreement of record in Book 6385, page 814, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 245 Glenstone Circle, Unit 133, Brentwood, Tennessee 37027
(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 29th day of October 19 98

Bruce T. Rowland

Bruce T. Rowland

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 Bruce T. Rowland, unmarried

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 Franklin Tennessee, this 29th day of October 19 98.

Commission expires 9-11-2001

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

Brentwood Villa HOA of record in Book 6936, page 895, and Book 7998, page 249, said Register's OFfice.

Master Deed of record in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, re-recorded in Book 7143, page 18, amended in Book 7266, page 84, and Book 7423, page 574, said Register's OFfice.

By-Laws of record in Book 6923, page 986, and amended in Book 7423, page 567, and Book 8074, page 564, said Register's Office.

05111367
IDENTIF. ↑ REFERENCE

98 NOV 11 AM 10:57
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

5753 11/11 0101 03CHECK 566.00

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

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RECEIVED OF _____

FOR _____

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	
				150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	566.00
			CHECK	566.00
11/11/98	01	10:56	0001	5753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111367
IDENTIF. # REFERENCE

98 NOV 11 AM 10:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370867