Realty 42A

WARRANTY DEED

BOOK 11205 PAGE 518

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

X Shane M. Theriot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane M. Theriot (NAME)	First Union Mortgage Corporation (NAME)	160-14-0-B
5851 Brentwood Trace (ADDRESS)	1100 Corporate Center Dr. NC4777 (ADDRESS)	147.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, Joseph H. Reagan and Stephen T. Reagan and Pamela C. Reagan wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shane M. Theriot and wife, Shiho T. Theriot

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, TN, being Unit No. 5851 on the 2nd Revised Plan of Brentwood Trace Condominiums, of record in Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph H. Reagan and wife, Elizabeth O. Reagan by deed from Thomas Sweatt and wife, Beverly Sweatt of record in Book 6501, Page 319, Register's Office for Davidson County, TN. By quitclaim deed of record in Book 6568, Page 747, Joseph H. Reagan and wife, Elizabeth O. Reagan conveyed a 1/2 undivided interest to Stephen T. Reagan and wife, Pamela C. Reagan. Elizabeth O. Reagan having since died.

Subject to Master Deed in Book 5524, Page 415, amended in Book 5545, Page 510; By-laws in Book 5524, Page 424, Book 5537, Page 988; and all matters shown on the plan of record.

98 NOV 16 AM 11:11
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0512736
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 5851 Brentwood Trace, Brentwood, TN 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 our hand s this 11th day of November 19 98

X Joseph H. Reagan
Joseph H. Reagan

X Pamela C. Reagan by Joseph H. Reagan attorney in fact
Pamela C. Reagan

X Stephen T. Reagan by Joseph H. Reagan attorney in fact
Stephen T. Reagan

718 1 0101 03CHECK 98-85

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 Joseph H. Reagan, 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 herein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of November, 1998.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires: 1-25-2000

Commission expires

Notary Public

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 Joseph H. Reagan, 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 herein contained, and who further acknowledged that he is the attorney in fact for Stephen T. Reagan and wife, Pamela C. Reagan and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of November, 1998.

Commission expires

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires: 1-25-2000

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

RECEIVED OF _____ BOOK 11205 PAGE 520

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 80500.00
CON TX 297.85
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 308.85
CHECK 308.85

11/16/98 01 11:10 0001 7184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05127 36
IDENTIF. ↑ REFERENCE

98 NOV 16 AM 11:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372274