WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December, 1998

Notary Public

MY COMMISSION EXPIRES: 5-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin C. Waddell (NAME)	Martin C. Waddell (NAME)	MAP 171-2-A
4904 Hopedale Drive (ADDRESS)	4904 Hopedale Drive (ADDRESS)	PARCEL 6 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

Mail

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. Andrew Charles Auerbach, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin C. Waddell and wife, Ann B. Waddell

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 6, in a Horizontal Property Regime as shown on the condominium site plan of Brentwood Villa, Phase I, as of record in Book 6200, Page 4, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Willma G. Auerbach by deed from Radnor Homes, Inc. of record in Book 7002, Page 111, Register's Office, Davidson County, Tennessee. Said Wilma G. Auerbach having since died testate, leaving said property to Harry Sidney Auerbach and Andrew Charles Auerbach by will of record in Will Book 173, page 160, Probate Clerk's Office of Davidson County, Tennessee. Further conveyed to Andrew Charles Auerbach by Quitclaim Deed from Harry Sidney Auerbach of record in Book 9692, page 778, said Register's Office.

This is the same description as in previous deed of record.

Subject to 1999 taxes, assumed the Grantees; The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights

CONTINUED

unimproved ( )
This is improved (X) property, known as 111 Villa View Court, 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 my hand this 16th day of December 19 98

Andrew Charles Auerbach

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 Andrew Charles Auerbach, a single person

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 Brentwood, Tennessee, this 16th day of December, 19 98.

Commission expires 5.26.02

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime as of record in 6200, Page 4, and Master Deed of record in Book 6923, Page 943, as amended in Book 7035, page 115, Book 7143, page 18, Book 7266, page 84, and Book 7423, page 574; restrictive covenants of record in book 6923, page 986, and book 8074, page 564, said Register's Office.

0526429
IDENTIF. & REFERENCE

98 DEC 17 AM 10:06
BILL BARWELL REGISTER
DAVIDSON COUNTY, TN.

1813 12/17 0101 03CHECK 362.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11256 PAGE 771

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

12/17/98 01 10:08 0001 1813

0526429
IDENTIF. # REFERENCE

98 DEC 17 AM 10:07
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401265

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED