WARRANTY DEED

BOOK 11357 PG. 884

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
Brett T. Stewart (NAME)	Standard Federal Bank (NAME)	161-10-0-B-141
5272 Village Trace (ADDRESS)	PO Box 57068 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Irvine, CA 92619 (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, Jeffrey L. Kaplan and wife, Lauren K. Virshup

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett T. Stewart and wife, Amy J. Stewart

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, Tennessee, being Lot No. 2 on the Plan of Villages of Brentwood, Phase Twelve of record in Plat Book 7900, page 713, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey Lee Kaplan and wife, Lauren Kathy Virshup by deed from Fox Ridge Homes, Inc., of record in Book 9711, page 844, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6143 page 11, as amended in Book 7207, page 251, Register's Office for Davidson County, Tennessee.

Plan of record in Book 7900 page 713 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Compliance of Common Area of record in Book 9718, page 624, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5272 Village Trace, Nashville, Tennessee 37211
(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 22nd day of February, 19 99

Jeffrey L. Kaplan

Lauren K. Virshup

BOOK 11357 PG. 885

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 Jeffrey L. Kaplan and wife, Lauren K. Virshup

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin Tennessee, this 22nd day of February, 99.

Commission expires 11/18/01

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

Easement for ingress and egress of record in Book 3501, page 604, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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 building 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 Villages of Brentwood of record in Book 7900 page 713 said Register's Office.

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

99 FEB 26 AM 10:53

0553/53

IDENTIFIER FOR REFERENCE

REGISTER
WILLIAMSON COUNTY, TN.

RECEIVED

RECORDED 02/26/99 0101 TAX 625.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11357 PG. 886

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

0553753

IDENTIF. ↑ REFERENCE

99FEB 26 AM 10:53

REGISTER
DAVIDSON COUNTY, TN.

CAMT

166000.00

CON TX	614.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	625.20
CHECK	625.20

02/26/99 01 10:51 0001 0891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430093