99-3-52-Q

FILE BOX 19B

WARRANTY DEED

BOOK 11406 PG. 402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RONALD PEARSON	TUCKER FEDERAL BANK, d/b/a PRIME LE	MAP 171-02-0-A
(NAME)	(NAME)	
232 Glenstone Circle	P.O. BOX 211788	PARCEL 089CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	AUGUSTA, GA 30917-1788	F.B.#: 06DU-82509
(CITY) (STATE) (ZIP)	(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, DENISE DEUTSCH, A SINGLE WOMAN, AND MICHELE DEUTSCH DiCORI, A MARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD PEARSON, UNMARRIED

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:

BEING Unit No. 89 on the Condominium Site Plan, Phase 3B, Brentwood Villa, a horizontal property regime established by Master Deed of record in Book 6923, Page 943 as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Pages 567 and 574 and Book 8074, Page 564, the Plat of which is of record in Plat Book 6900, Page 4 as amended in Book 6900, Page 329, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

BEING the same property conveyed to Denise Deutsch, a single woman, and Michele Deutsch DiCori, a married woman, as Joint Tenants with the Right of Survivorship, not as Tenants in Common, by Deed from Dr. Anthony R. Mancari and wife, Marie L. Mancari, of record in Book 9636, Page 189, Register's Office for Davidson County, Tennessee.

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 Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over,

CONTINUED

unimproved ( )
This is improved (X) property, known as 232 Glenstone Circle, 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 26th day of March, 1999

Denise Deutsch

DENISE DEUTSCH
MICHELE ~~DEUTSCH~~ DiCORI
By: Michele Deutsch DiCori by Denise Deutsch
DENISE DEUTSCH, ATTORNEY-IN-FACT
Franco DiCori by Denise Deutsch

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

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 Brentwood Villa.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Franco DiCori, Spouse of the above named Michele Deutsch DiCori, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of Michele Deutsch DiCori and Husband, Franco DiCori pursuant to a Power of Attorney executed by same on the 18th day of March, 1999, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENISE DEUTSCH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of March, 1999.

My Commission Expires: 7/24/99

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of March, 19999, before me personally appeared DENISE DEUTSCH, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MICHELE DEUTSCH DiCORI AND HUSBAND, FRANCO DiCORI, and acknowledged that she executed the same as the free act and deed of the said MICHELE DEUTSCH DiCORI AND HUSBAND, FRANCO DiCORI.

My Commission Expires: 7/24/99

Notary Public

0567449
INDEXING REFERENCE
99 MAR 30 PM 1:31
REGISTER
DAVIDSON COUNTY, TN.
FEE $ 0.00 TAX $ 0.00 TOTAL $ 0.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11406 PG. 404

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

05674449

IDENTIFICATION / REFERENCE

99 MAR 30 PM 1:31

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444376