WARRANTY DEED

BOOK 11458 PG. 377

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Payne	First American National Bank	MAP 160-14-B,
(NAME)	(NAME)	
5761 Brentwood Trace	First American Center	PARCEL #61.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37237	FB #6DU-79120
(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, B & C Rental Company, a Tennessee General Partnership, composed of Kent C. Cramer and Edward A. Beasley, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Payne, 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:

LAND in Davidson County, Tennessee, being Unit No. 5761 on the Plan of Brentwood Trace Condominium, a certain condominium apartment, as of record in Book 5200, Page 230, and as Revised in Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to B & C Rental Company, a Tennessee General Partnership, composed of Kent C. Cramer and Edward A. Beasley, Jr., by Quitclaim deed from Kent C. Cramer and wife, Frances C. Cramer, of record in Book 7293, Page 395, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject 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 of record in Book 5524, Page 424, as amended in Book 5537, Page 988, said Register's Office, and Charter for the administration thereof; and is 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, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessements and other undertakings contained in the Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5761 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 30th day of April 19 99

B & C Rental Company
By: Kent C. Cramer
Kent C. Cramer, Partner

By: Edward A. Beasley
Edward A. Beasley, Jr., Partner

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

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kent C. Cramer and Edward A. Beasley, Jr. with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partner and Partner respectively of the B & C Rental Company the within named bargainor, and ~~corporation~~ PARTNERSHIP, and that they as such Partner and Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ PARTNERSHIP by the said Kent C. Cramer as such Partner, and attesting the same by the said Edward A. Beasley, Jr. as such Partner.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of April 19 99 .

My commission expires March 25, 2000

_____
Notary Public

Warranty Deed from B & C Rental Company, to Janet Payne.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

CROSS REFERENCE
99 MAY -3 PM 1:34
REGISTER
DAVIDSON COUNTY, TN.
05816610
336.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11458 PG. 379

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

0581610

IDENTIFICATION/REFERENCE

99 MAY -3 PM 1:34

REGISTER
DAVIDSON COUNTY, TN.

CAMT	97900.00
CON TX	325.23
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	336.23
CHECK	336.23

05/03/99 01 13:37 0001 0392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455086