BOOK 11503 PG. 422

99 JUN -1 PM 3:50

WILLIAM L. BOYD, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION/REFERENCE NO. 05937746

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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40917
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory L. Wanderman. Krista H. Wanderman 103 Fairmont Place Nashville, TN 37203	Regions Mortgage, Inc. 6025 Brookvale Lane, Suite 160 Knoxville, TN 37919

TAX MAP-PARCEL NUMBERS: 104-06-G-003

3747 06/01 0101 03CHECK 519.76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 137500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric C. Brannstrom, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory L. Wanderman and wife, Krista H. Wanderman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 of Fairmont Square I Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 310, said Register;'s Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to H. Norris Brannstrom, a single person, by deed from Home Savings of America, F.A., of record in Book 7848, page 491, said Register's Office. By Quitclaim Deed of record in Book 10766, page 163, said Register's Office, the said Norris Brannstrom conveyed subject property to the Norris Brannstrom Revocable Living Trust A Notarized Summary of Trust of The Norris Brannstrom Revocable Living Trust Agreement of record in Book 10766, page 161, said Register's Office. By Quitclaim Deed of record in Book 11035, page 915, said Register's Office, the said Eric C. Brannstrom as Trustee and Beneficiary of the Norris Brannstrom Revocable Living Trust conveyed subject property to Eric C. Brannstrom, individually. By Quitclaim Deed of record in Book 11035, page 918, said Register's Office, John Brannstrom, individually and as Beneficiary of the Norris Brannstrom Revocable Living Trust conveyed his interest in subject property to Eric C. Brannstrom. By Quitclaim Deed of record in Book 11035, page 921, said Register's Office, Margaret Stucky, individually and as Beneficiary of The Norris Brannstrom Revocable Living Trust conveyed her interest in subject property to Eric C. Brannstrom, individually.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 310, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6445, page 612, Book 6484, page 111 as amended in Book 6653, page 895, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 103 Fairmont Place, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 1999.

Eric C. Brannstrom

State of Tennessee
County of Davidson

On this 28th day of May, 1999, before me the undersigned authority, personally appeared **Eric C. Brannstrom**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 137,500.00

Affiant

Sworn and subscribed before me on the 28th day of May, 1999.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11503 PG. 424

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

0593746
IDENTIFICATION REFERENCE

99 JUN -1 PM 3:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
137500.00
CON TX 508.76
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 519.76
CHECK 519.76

06/01/99 01 15:54 0001 3247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467781