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99 JUN 30 AM 11:00

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0605849

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: 40979
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael H. Brown 2107 Fairfax Avenue #103 Nashville, TN 37212	Churchill Mortgage Corporation 761 Old Hickory Blvd. Suite 301 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 104-12-B-103

WARRANTY DEED

[illegible] 411.00

FOR AND IN CONSIDERATION of the sum of **$ 110,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip T. Wallace, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael H. Brown,** 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, Building No. 1 of Ashley Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Revised Plan of record in Book 6200, page 462, Register's Office for said County, 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 Philip T. Wallace, a single person by deed from Virginia C. Byrn, a single person, of record in Book 9169, page 808, Register's Office for Davidson County, Tennessee. Phillip T. Wallace has since been married.

Jill S. Wallace joins in this conveyance strictly to convey any and all marital interest she may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 6200, page 462 and corrected by Surveyors Certificate of Correction of record in Book 8307, page 239, Register's Office for Davidson County, Tennessee, shows an Owner's Certificatewhich plan of record thereof is incorporated herein and made a part hereof by reference; The Master Deed of record in Book 6839, page 635 and in Book 6864, page 85, said Register's Office which sets forth restrictions, assessments, liens and other matters and to which reference is hereby made for more particulars.

This is improved property, known as: 2107 Fairfax Avenue #103, Nashville, TN 37212

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.

File Box 8(SK)

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 23rd day of June 1999 and 28th day of June, 1999.

Philip T. Wallace
Philip T. Wallace

Jill S. Wallace
Jill S. Wallace

State of Tennessee
County of Davidson

On this 23rd day of June, 1999, before me the undersigned authority, personally appeared **Jill S. Wallace**, 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.

SHAWN E. KUDRNA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shawn E. Kudrna
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

On this 21st day of June, 1999, before me the undersigned authority, personally appeared **Philip T. Wallace**, 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.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110,000.00

Philip T. Wallace
Affiant

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

My Commission Expires _____

CHRISTY E. LAING IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0605849

IDENTIF. & REFERENCE

99 JUN 30 AM 11:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			MAMT	8.00
			ERR:	CO
			MAMT	8.00-
			WDEED	8.00
			CFEE	2.00
			TOTAL	418.00
			CHECK	418.00
06/30/99	01	11:07	0001	6194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484657