Bat 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11653 PAGE 218

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY ANNA C. QUALLS	COUNTRYWIDE HOME LOANS	MAP 160-14
(NAME)	(NAME)	
5795 BRENTWOOD TRACE	718 THOMPSON LANE, STE. 114	GROUP B
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027	NASHVILLE, TN 37204	PARCEL 095.00CO
(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, KAREN F. AUER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY ANNA C. QUALLS, 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. 5795 on the Plan of 2nd Revision Brentwood Trace Condominiums, of record in Plat Book 5200, Page 219 as revised in Plat Book 5200, Page 230 and Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Karen F. Auer by deed from Secretary of Housing and Urban Development of record in Book 9542, Page 547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; By-Laws of Brentwood Trace Homeowner's Association, Inc. of record in Book 5524, page 424 and as amended in Book 5537, Page 988; Master Deed of Brentwood Trace Homeowners Association of record in Book 5524, Page 415, and By-Laws of record in Book 5524,Page 424; All matters appearing on the plan of Brentwood Trace, of record in Plat Book 5200, page 219 as revised in Plat Book 5200, Page 230 and Book 5200, Page 261; 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, as amended, 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, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5795 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 my hand this 31st day of August 19 99

Karen F. Auer
KAREN F. AUER

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 KAREN F. AUER, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 31st day of August 1999

Commission expires 5/28/2003

CATHERINE R. RICE NOTARY PUBLIC AT LARGE TENN.

Catherine R. Rice
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

5794 09/07 0101 03CHECK 276.48

LEGAL DESCRIPTION CONTINUATION

burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace, of record in Book 5524, page 415 and amended in Book 5545, Page 510, all of record in the Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

KAREN F. AUER

TO

MARY ANNA C. QUALLS

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 SEP -7 PM 4:07

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
REGISTER

06333384

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

BOOK 11653 PAGE 220

06333384

99 SEP -7 PM 4:07

REGISTER
DAVIDSON COUNTY, TN.

CAMT	71750.00		
CON TX	265.48		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	276.48		
CHECK	276.48		
09/07/99	01	16:07 0001	5794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513807