This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 160-14-O-B 118-00

Instr:200005300053352 Page: 1 OF 2
REC'D FOR REC 05/30/2000 2:36:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $266.40

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Karen Craun	**SAME/SAME**	**American First Mortgage, LLC**
5822 Brentwood Trace		**109 Westpark Drive, Ste 100**
Brentwood, TN 37027		**Brentwood, TN 37027**

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JULIE KIM EDWARDS, a single person, have bargained and sold and by these presents do transfer and convey unto **Karen Craun** her heirs and assigns forever, the following described property, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 5822, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 424, Register's Office for said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, and Book 5868, page 70, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Julie Kim Edwards by deed from Joe W. Wilson and wife, Mildred M. Wilson of record in Book 10522, page 137, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2000 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Brentwood Trace Condominiums of record in Plat Book 5200, page 219, revised in Plat Book 5200, page 261, Register's Office of Davidson County, Tennessee.

3. 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

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, assessments and other undertakings contained in the Master Deed of record in Book 5524, page 415, Book 5545, page 510, By-Laws of record in Book 5524, page 424, amendments to By-Laws in Book 5537, page 988, Book 5868, page 70, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 25th day of May, 2000.

Julie Kim Edwards
JULIE KIM EDWARDS

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 JULIE KIM EDWARDS, a single person, 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 seal, at office, on this 25th day of May, 2000.

Jennifer Dunlap
Notary Public

My Commission Expires:
5/27/2001

STATE OF TENNESSEE
COUNTY OF Williamson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $72,000.00.

Karen Crawn
Affiant

Sworn to and subscribed before me on this the 25th day of May, 2000.

Jennifer Dunlap
Notary Public

My Commission Expires:
5/27/2001