02

Realty
48A

THIS INSTRUMENT PREPARED BY:
Joseph Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Deborah C. Brannan	(NAME) SouthTrust Mortgage Corp. 210 Wildwood Parkway Birmingham, AL 35209	(Field Book No.) 07DA71483
(STREET ADDRESS OR ROUTE NUMBER) 654 Timber Lane	(STREET ADDRESS)	(Map) 117002-C
(CITY) (STATE) (ZIP) Nashville, TN 37215	(CITY) (STATE) (ZIP)	(PARCEL) 28.00CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Jeffrey G. Thorold

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Deborah C. Brannan, unmarried,

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Davidson County DEEDWARR
Recvd: 02/12/01 14:06 4pgs
Fees:19.00 Taxes:610.50
20010212-0013461

SEE EXHIBIT

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 15th day of January, 2001.

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 03-21-01

My commission expires:

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00.

Deborah C. Brannan
AFFIANT

Notary Public

(Affix Seal)

This is unimproved ( ) property, known as 654 Timber Lane, Nashville, Tennessee 37215.
improved (X)
(House Number) (Street) (P.O. Address) (City of Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 15th day of January, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date .

Jeffrey G. Thorold

Jan Lacy

WRDEED 8-5-99 JA

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 28, together with carport designated Number 28A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in common elements of Regency Park Condominium, formerly Woodlawn Manor, Inc., a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343 and Book 9746, page 83, said Register's Office.

Being the same property conveyed to Jeffrey G. Thorold, unmarried, by deed from Marilyn M. Draughn, unmarried, of record in Book 11295, Page 346, Register's Office for Davidson County, Tennessee.

STATE OF

COUNTY OF

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

_____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____.

_____

My Commission Expires:

STATE OF OHIO

COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ Jeffrey G. Thorold _____,

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Cincinnati, OHIO, this 15th day of January, 2001.

SHASTA E. RODENHAUSER
Notary Public, State of Ohio
My Commission Expires July 30, 2002

Shasta E. Rodenhauser

My Commission Expires:

ENCUMBRANCES:

Taxes for the year of 2000, a lien, but not yet due and payable.

Subject to the lien for special assessments as contained in the Master Deed.

Subject to all matters as shown on the Plan of record in Plat Book 3700, page 111 and 112, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Book 8129, page 118 and amended in Book 8500, page 717, in the Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Seciton 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests 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, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodlawn Manor, Inc., Condominium, of record in Book 3815, page 778, as amended in Book 4364, page 381 and Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, and Book 9746, page 83, Register's Office of Davidson County, Tennessee, including the plat recorded in Book 3700, page 111, and 112, and By-Laws of record in Book 3815, page 788, in said Register's Office.

Subject to rights of others in and to the common areas/elements.

Any lien or other obligation to pay assessments for pro-rated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expense lawfully agreed upon and

to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed, of record in Book 3815, page 778, in said Register's Office.

Repurchase and option agreement of record in Book 3907,page 839, and counterpart thereto, of record in Book 4021, page 773, and Book 5072, page 577, said Register's Office.

Easement for sewers, of record in Book 4067, page 947, said Register's Office.