Davidson County DEEDWARR
Recvd: 07/13/04 08:22 2pgs
Fees:13.00 Taxes:296.00

20040713-0082949

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-456-6524
File No. 040207

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$80,000.00**

Affiant

Subscribed and sworn to before me, this **24th day of June, 2004.**

Notary Public
My commission expires:

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Vicki E. Waters 5805 Brentwood Trace Brentwood, Tennessee 37027	**Vickie Waters** **1321 Liberty Pike** **Franklin TN 37064**	160140B10100C0

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Glenda Merhoff, an unremarried widow**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vicki E. Waters, a married woman,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows; to-wit:

LAND in Davidson County, Tennessee being Unit No. 5805 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 Condomiums 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, said Register's Office, 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 415, Register's Office, are incorporated in this deed by references and made part herof the same as though copied herein.

Being the same property conveyed to Glenda D. Merhoff by deed from Frances D. Lanier (AKA Frances D. Lanier Winter) of record in Book 9673, Page 851, Register's Office for Davidson County, Tennessee. The source of this legal description is the last recorded deed.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Glenda Merhoff, sign this Warranty Deed on this the 24th day of June, 2004.

Glenda D. Merhoff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenda D. Merhoff, the bargainor, with whom I am personally acquainted, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 24th day of June, 2004.

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006