THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Gina Lynn Folk
5025 Hillsboro Rd., #107
Nashville, TN 37215

MORTGAGEE:
Lomas Mortgage USA, Inc.
P.O. Box 660724
Dallas, TX 75266-0724

MAP-PARCEL NUMBERS:
131-01-D-107
7DA 76306

BOOK 7746 PAGE 171

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elizabeth McDonald Bass (now known as Elizabeth McDonald Bass Parman) and Clara McDonald Bass, as joint tenants with rights of survivorship hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gina Lynn Folk hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 107 (also known as Unit No. 14Y) on the plan of Georgetown Condominium Apartments, of record in Book 5200, page 4, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Elizabeth McDonald Bass and Clara McDonald Bass, as joint tenants with rights of survivorship, by deed from Robert O. Rolfe and wife, Kathy Welch Rolfe of record in Book 6575, page 501, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5211, page 325, Book 5211, page 345, Book 5616, page 133, and Book 6079, page 516, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to CityFed Mortgage Company, of record in Book 7104, page 283, and assigned to Lomas & Nettleton Company by instrument of record in Book 7579, page 752, both in said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (~~un~~)improved property, known as 5025 Hillsboro Road, #107, Nashville, TN 37215.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of January, 1989.

Elizabeth McDonald Bass Parman
Elizabeth McDonald Bass Parman

Clara McDonald Bass
Clara McDonald Bass

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of January, 1989, before me personally appeared Elizabeth McDonald Bass Parman and Clara McDonald Bass, 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 that they executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

ENNESSEE
COUNTY OF _____ BOOK 7746 PAGE 172

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00 .

Gina L. Folk
Affiant

Subscribed and sworn to before me, this the 5th day of January, 19 89.

My Commission Expires: 9-26-92

_____
Notary Public

99566

IDENTIFICATION

JAN 6 11 06 AM '89

FEE 7 WILKINS REGISTER
DAVIDSON COUNTY TN

4009 01/06 0101 03CHECK 174.80

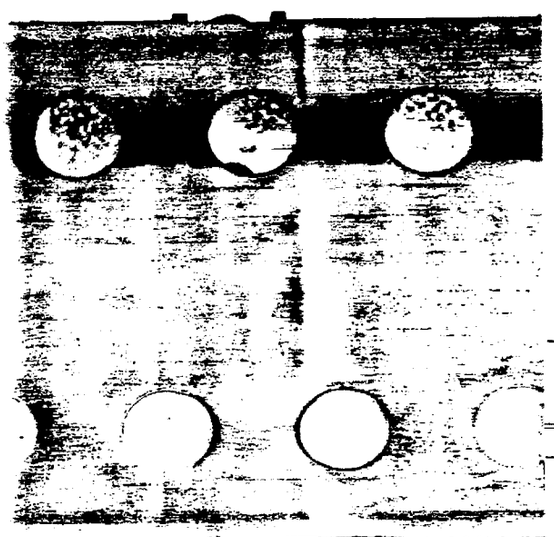
WARRANTY DEED

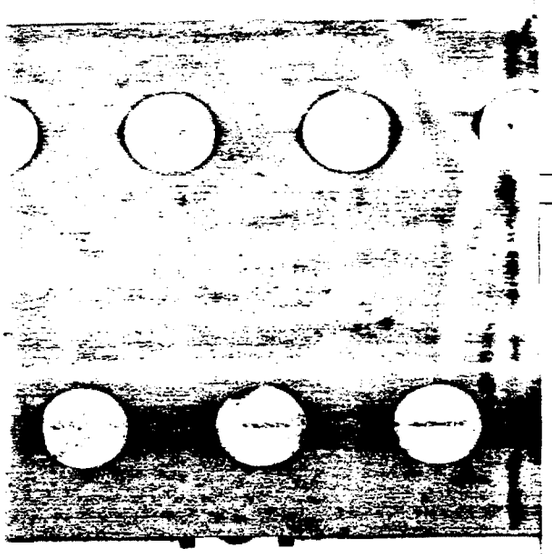
from:
ELIZABETH McDONALD BASS PARMAN
AND CLARA McDONALD BASS

to:
GINA LYNN FOLK

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-28117





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7746 PAGE 173

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51000.00
CON TX 168.30
PRFEE 0.50
WDEED 6.00
TOTAL 174.80
CHECK 174.80

01/06/89 01 11:06 0001 4009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99566

IDENTIFICATION REFERENCE OF

JAN 6 11 06 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 170692