STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,257.92.

Fred P. Shawaluk
Affiant

Subscribed and sworn to before me, this 31 day of August, 1989.

Catherine Carlen
Notary Public

My Commission expires: My Commission Expires March 27, 1993

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Fred P. Shawaluk 2929 Selena Drive A-1 Nashville, Tennessee 37211	Metropolitan Federal Savings and Loan Association P. O. Box 995 Nashville, TN 37202	Map 119-14-A Parcel 1

1471 08/31 0101 03CHECK 212-29

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, a part of which is the assumption of a Deed of Trust, dated June 30, 1983, of record in Book 6091, page 728, Register's Office for Davidson County, Tennessee, and the note of even date thereby secured, in the original principal amount of $56,900.00, payable to Metropolitan Federal Savings and Loan Association, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price, **DORA M. MCGRATH, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **FRED P. SHAWALUK, unmarried,** hereinafter called the Grantee, his heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

Unit No. 1, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominium, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Dora M. McGrath, unmarried, by deed from TCP Partnership, of record in Book 7485, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1989 taxes, which have been prorated and assumed by Grantee.

2. The Deed of Trust described hereinabove, of record in Book 6091, page 728, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, easements, and rights established by and contained in the Master Deed and Bylaws of Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, together with all matters shown on the plat recorded in Book 5200, page 520, said Register's Office.

4. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, of record in Book 909, page 48, said Register's Office.

5. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, and recorded in Book 919, page 393, said Register's Office.

6. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, and recorded in Book 1001, page 539, said Register's Office.

7. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, and recorded in Book 946, page 252, said Register's Office.

8. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, and recorded in Book 919, page 628, said Registers Office, which are the same as in Book 946, page 252, said Register's Office.

9. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, and recorded in Book 1579, page 387, said Register's Office.

10. Restrictive covenants contained in deed from Arthur Crownover, Jr. and wife, to Alfred I. Roehm and wife, dated March 26, 1948, and recorded in Book 1581, page 55, said Register's Office, which are the same as in Book 1579, page 387, said Register's Office.

11. Matters shown on the Plan of record in Book 5200, page 233, said Register's Office, as corrected by Surveyors Certificate of Correction, of record in Book 5565, page 424, said Register's Office.

12. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977; and Book 4260, page 332, said Register's Office.

13. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, of record in Book 5585, page 985, said Register's Office, and Bill of Sale, of record in Book 5585, page 989, said Register's Office.

This is improved property, known as Apartment No. 1, Kingswood Condominium, 2929 Selena Drive, Nashville, Tennessee 37211.

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, his heirs and assigns, forever; and Grantor does covenant 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 does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

The Grantee joins in the execution of this instrument for the purpose of agreeing to the assumption provisions contained herein.

WITNESS our hands this 30th day of August, 1989.

GRANTOR:

Dora M. McGrath

Dora M. McGrath

GRANTEE:

Fred P. Shawaluk

Fred P. Shawaluk

STATE OF Kentucky)
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dora M. McGrath, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of August, 1989.

Notary Public

My Commission Expires: 12/3/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred P. Shawaluk, unmarried, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 1989.

Notary Public

My Commission Expires: My Commission Expires March 27, 1993

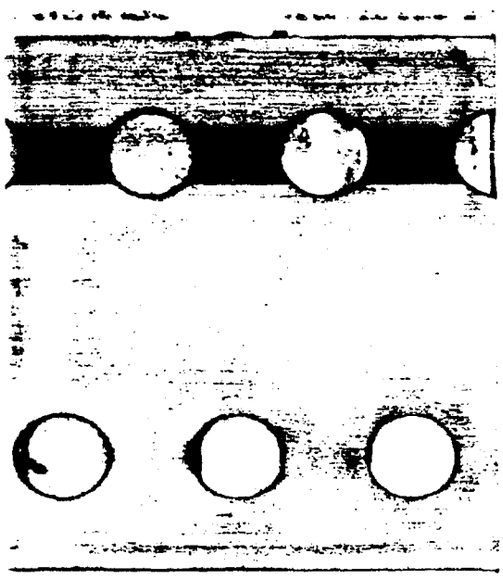
SHAWWD

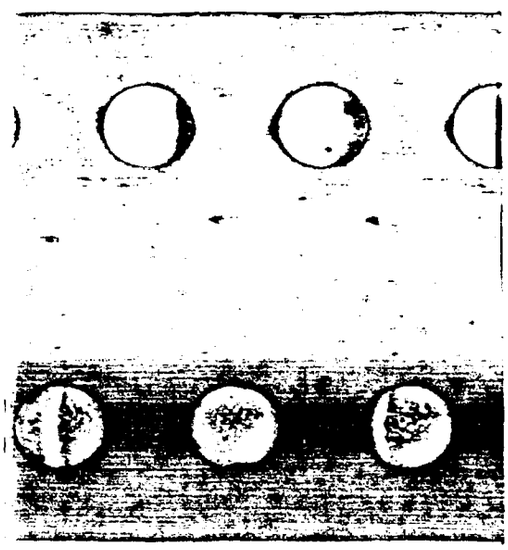
6265U

IDENTIFICATION REFERENCE

AUG 31 4 07 PM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 253

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	61257.92
CON TX	202.29
PRFEE	1.00
WDEED	9.00
TOTAL	212.29
CHECK	212.29

08/31/89 01 16:09 0001 1471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6265U

IDENTIFI REFERENCE

AUG 31 4 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244663