WARRANTY DEED

00261171
Box 35

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
	Atlantic Coast Mortgage Company (NAME)	Map 128-13A
SAFETRANS 10125 Crosstown Circle Suite 380 Eden Prairie, MN 55344 ADDRESS NEW OWNER: Samuel D. Nugent 423 Westfield Drive Nashville, TN 37221	12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS)	Parcel 423 CO
	Fairfax, VA 22033 (CITY) (STATE) (ZIP)	

BOOK 8053 PAGE 1

THIS INDENTURE, made and entered into this 1st day of November, 19 89, by and between

KRIS IVAN KALLEMBACH, AN UNMARRIED MAN party of the first part, and

SAMUEL D. NUGENT, UNMARRIED party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in THE CITY OF NASHVILLE County of ~~DAVIDSON~~ State of Tennessee,

As described on Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kris Ivan Kallembach
KRIS IVAN KALLEMBACH

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF Shelby

Personally appeared before me, PAMELA N. DONNELLY, a Notary Public of said County and State, KRIS IVAN KALLEMBACH, AN UNMARRIED MAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of November, 1989.

My Commission Expires Oct. 20, 1991

My Commission Expires _____ day of _____, 19____.

Pamela N. Donnelly
PAMELA N. DONNELLY Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $64,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samuel D. Nugent
Affiant

Subscribed and sworn to before me this 23 day of February, 19 90

Linda T. Jones
NOTARY PUBLIC

My commission expires: 1-17-1994

PROPERTY ADDRESS:

F. 1890 R. 8/86

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

Chicago Title Insurance Company
61 Adams Avenue
Memphis, Tennessee 38103

0 6 6 3 3

Compliments of

IDENTIF. REFERENCE

FEB 27 1 13 PM '90

DAVIDSON COUNTY TN.

6143 02/27 0101 03CHECK 221.20

WARRANTY DEED

FROM

TO

BOOK 8053 PAGE 2

ATTORNEY IN FACT

STATE OF TENNESSEE, }
COUNTY OF }

On this _____ day of _____, 19____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires _____ day of _____, 19____.

CORPORATE

STATE OF TENNESSEE, }
COUNTY OF }

Before me, _____, a Notary Public of said 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 himself (or herself) to be _____ of the _____, the within named bargainor, a corporation, and that ___he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as _____.

Witness my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
Notary Public

My Commission Expires _____ day of _____, 19____.

PARTNERSHIP

STATE OF TENNESSEE, }
COUNTY OF }

Before me, _____, a Notary Public of said 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 himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 19____.

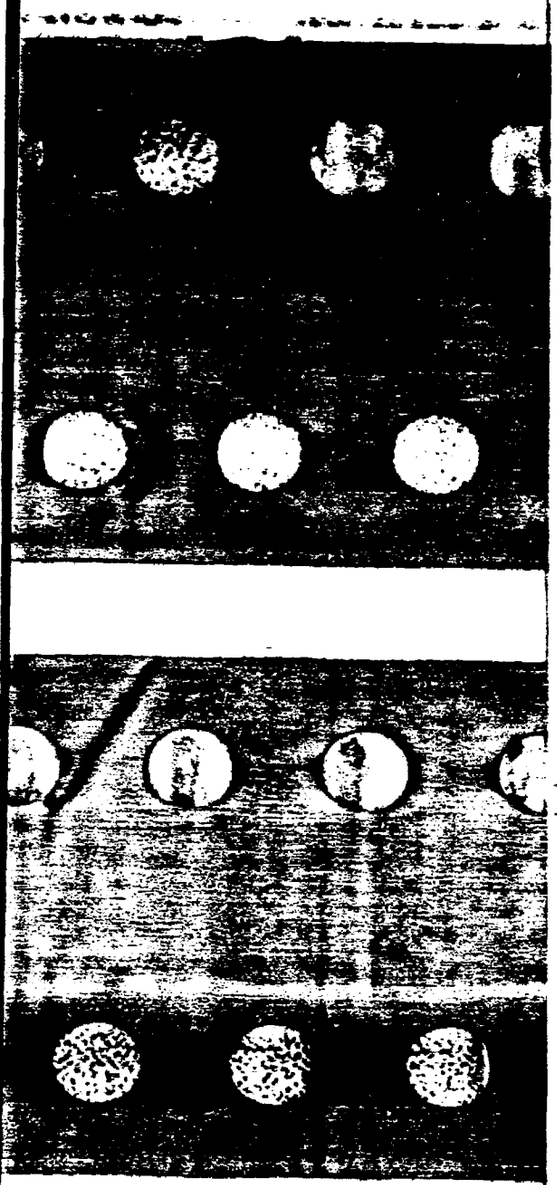
_____
Notary Public

My Commission Expires _____ day of _____, 19____.

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, being Apartment Unit No. 423 of Westfield Condominium created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book6678, page 771, as amended in Book 6736, page 110, and further amended in Book 6831, page 982, 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 said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed, of record in Book 6831, page 982, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Kris Ivan Kallembach, unmarried, by deed from George Gianikas, Trustee with full power to transfer, convey and encumber without joinder of any beneficiary, of record in Book 7414, page 941, Register's Office of Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 8053 PAGE 4

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 64000.00
				CON TX 211.20
				PRFEE 1.00
				WDEED 9.00
				TOTAL 221.20
				CHECK 221.20
02/27/90	01			13:09 0001 6143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06633

IDENTIF. REFERENCE

Feb 27 1 13 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 296103