Book 8
pg

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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (cb) (Title No: 30553)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 119000.00

Janice A. Beachboard
Affiant

Sworn and subscribed before me this
27th day of December, 1990.

CHRISTY LEE WILKINS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Christy Lee Wilkins
Notary Public

My Comm. Expires Oct 9, 1991

ADDRESS NEW OWNER:
Janice A. Beachboard
114 Hampton Place
Nashville, TN 37215

MORTGAGEE:
Fidelity Federal Savings & Loan Association
401 Union Street
Nashville, TN 37219

MAP-PARCEL NUMBERS
117-7-C-114/7DA-90518

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, the undersigned **Georgeann J. Galante Levitsky and spouse, David Levitsky** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janice A. Beachboard,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 114 on the plan of Hampton Place Townhomes, of record in Book 5200, page 421, 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 Joseph Charles Galante and wife, Georgeann J. Galante by deed from Hampton Place Joint Venture of record in Book 6655, page 399, said Register's Office. Joseph Charles Galante and Georgeann J. Galante have since been divorced by decree of the 4th Circuit Court for Davidson County, TN. Said final decree of record in Minute Book 152B, page 1193 Circuit Court Clerks Office for said County. Joseph Charles Galante has since conveyed to Georgeann J. Galante all his interest in subject property by quitclaim deed of record in Book 7438, page 403, said Register's Office.

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 5891, Page 897, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

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 balance of a note secured by a first mortgage deed of trust to Fidelity Federal Savings & Loan Association, of record in Book 6655, page 402, 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 instrument is executed on behalf of Georgeann J. Galante Levitsky and David Levitsky by Carol L. Crowell as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.
DEC 31 12 45 PM '90
IDENTIF. REFERENCE
8 2 6 6

This is improved property, known as: 114 Hampton Place, 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 27th day of December, 1990.

Georgeann J. Galante Levitsky
Georgeann J. Galante Levitsky
BY: Carol L. Crowell, Atty. in Fact

David Levitsky
David Levitsky BY: Carol L. Crowell,
Atty. in Fact

W & I 12/89

EXHIBIT "A"
To
WARRANTY DEED

FROM: Georgeann J. Galante Levitsky, et vir

TO: Janice A. Beachboard

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol L. Crowell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Georgeann J. Galante Levitsky and David Levitsky**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of December, 1990.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins
Notary Public

My Commission Expires: Oct 3, 1991

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Carol L. Crowell
Carol L. Crowell, Affiant

Sworn to and subscribed before me this

27th day of December, 1990.

Christy Wilkins
Notary Public

My Commission Expires: Oct 3, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3085 12/31 0101 03CHECK 399.70

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 119000.00
CON TX 392.70
PRFEE 1.00
WDEED 6.00
TOTAL ~~399.70~~
CHECK ~~399.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/90 01 12:44 0001 3085

8266 16

IDENTIF. TREFERENCE

DEC 31 12 45 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385454