BOOK 8274 PAGE 777

SEND TAX BILL TO:

Fred P. Shawaluk
2929 Selena Drive Apt A-2
Nashville, TN 37211

ADDRESS NEW OWNER(S):

Fred P. Shawaluk
2929 Selena Drive Apt A-2
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
225 East Market Street
Lebanon, Tennessee 37087

Map 119-14-A Parcel 2

Improved x Unimproved _____

DAVIDSON COUNTY TN
JAN 14 8 53 AM '91
IDENTIF. TAX REFERENCE

85681

MAIL BACK

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Fred Shawaluk
AFFIANT

Subscribed and sworn to before me, this the 4 day of January, 1991.

Connie C. Barrett
NOTARY PUBLIC

My Commission Expires: 5-31-94

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND AND NO/100 ($40,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, RONALD A. MARKS and wife, OTTIE G. MARKS have this day bargained and sold, and by these presents do hereby transfer and convey unto FRED PETER SHAWALUK, a single person, his heirs and assigns, in fee simple forever, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

4776 01/14 0101 03CHECK 148.00

Unit No. 2, 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 of interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the

Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

DEED REFERENCE: This being the same property conveyed from HOME SERVICE CORPORATION unto RONALD A. MARKS and wife, OTTIE G. MARKS by deed dated June 14, 1983 and filed of record June 20, 1983 at 10:31 a.m. in Deed Book 6078, page 702, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with any and all improvements and appurtenances thereunto belonging, unto the said FRED PETER SHAWALUK, his heirs and assigns, in fee simple forever.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said property; that they have a good and lawful right to sell, transfer and convey the same; that the same is free, clear and unencumbered; and that they will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, the following:

1. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701 et seq. of the Tennessee Code Annotated.

2. Terms, provisions, covenants, conditions, and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

4. Restrictive covenants contained in deed from Alrdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, page 48, said Register's Office.

5. Restrictive covenants contained in deed from Aldrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

6. Restrictive covenants contained in deed from Aldrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1984, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 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, filed September 8, 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, filed September 11, 1934, and recorded in Book 919, page 628, said Register's 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, filed April 12, 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. 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, shows an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

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.

14. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in said Master Deed, as amended, of record in Book 6058, page 320, said Register's Office.

TAXES for the year 1991 shall be prorated. Back taxes, if any, shall be paid by the Grantors herein.

POSSESSION shall be given on delivery of this Deed.

IN WITNESS WHEREOF, the General and Authorized Partner, a corporation, has affixed the manual signatures of its officers as they are authorized so to do.

Ronald A. Marks

RONALD A. MARKS

Ottie G. Marks

OTTIE G. MARKS

STATE OF TENNESSEE
COUNTY OF WILSON

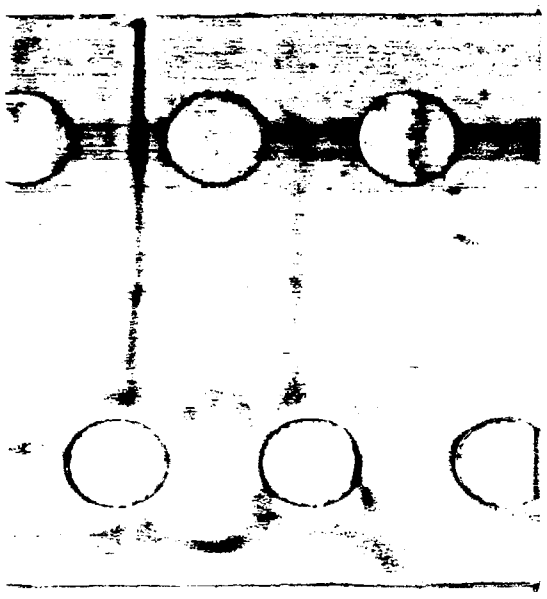
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainor, RONALD A. MARKS and wife, OTTIE G. MARKS, with whom I am personally acquainted, and who acknowledged to me the execution of the within instrument for the purpose therein contained.

WITNESS MY HAND AND SEAL at office this the 4th day of January, 1991.

Connie C. Barrett
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-31-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8274 PAGE 782

| | | |
|---|---|---|
| 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 | 40000.00 |
| CON TX | 132.00 |
| PRFEE | 1.00 |
| WDEED | 15.00 |
| TOTAL | 148.00 |
| CHECK | 148.00 |

01/14/91 01 08:37 0001 4996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8568 I

IDENTIF. REFERENCE

JAN 14 8 38 AM '91

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY TN.

**No. 388869**