BOOK 8531 PAGE 787

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31442)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 53000.00

Affiant

Sworn and subscribed before me this
15th day of January, 1992.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
Jane Kaplan St. Charles
105 Leake Avenue #64
Nashville, Tennessee 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
116-13-C-64

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 **Joanne S. Brugger and spouse, David J. Brugger,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane Kaplan St. Charles,** 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. 64 along with Parking Space No. 58 on the plan of Belle Meade Tower, of record in Book 4175, Page 159, 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 Joanne S. Brugger and husband, David J. Brugger by deed from Daniel L. LaMarche, Jr. and Janet Parks LaMarche of record in Book 6990, Page 48, Register's Office for Davidson County.

SUBJECT to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 4469, Page 530, Book 4494, Page 489, Book 4631, Page 407 Book 4631, Page 410, Book 4851, Page 950, and Book 5046, Page 828, all in the Reister's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This instrument is executed on behalf of Joanne S. Brugger and David J. Brugger by Dolores H. Olive 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.

7.7.8 7.3 IDENTIFICATION REFERENCE JAN 21 10 36 AM 1992 DAVIDSON COUNTY, TN

8225 01/21 0101 03CHECK 203.10

This is improved property, known as: 105 Leake Avenue #64, Nashville, Tennessee 37205

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 15th day of January, 1992.

Joanne S. Brugger

Joanne S. Brugger, By: Dolores H. Olive, Atty-In-Fact

David J. Brugger

David J. Brugger, By: Dolores H. Olive, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of January, 1992, before me the undersigned authority, personally appeared Dolores H. Olive, 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 the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public

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 **Dolores H. Olive**, 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 **Joanne S. Brugger and David J. Brugger**, 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 15th day of January, 1992.

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Joanne S. Brugger and David J. Brugger

TO: Jane Kaplan St. Charles

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.

Dolores H. Olive, Affiant

Sworn to and subscribed before me this

15th day of January, 1992.

Notary Public

My Commission Expires: Sept 16, 1995



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 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 53000.00
CON TX 196.10
PRFEE 1.00
MDEED 6.00
TOTAL 203.10
CHECK 203.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/92 01 10:37 0001 8225

7.7.8 7.3

IDENTIFICATION REFERENCE

JAN 21 10 36 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 494619