G#9132-1

FILE IN BOX #14

BOOK 9041 PAGE 701

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,000.00

Paula Raye Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 93

Peter Weiss
Notary Public

MY COMMISSION EXPIRES September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 5115 Maryland Way, 2nd Floor, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PAULA RAYE GARRETT (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 104-09-0-K
3818 West End Avenue, Unit #305 (ADDRESS)	First American Center (ADDRESS)	PARCEL 305
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	FB#: 26W-10084

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I MARK DANIEL GARFINKEL, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAULA RAYE GARRETT, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 305 of The Montclair, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7332, Page 380, and as amended by instrument of record in Book 7902, Page 113, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the Plan of The Montclair, of record in Book 7332, Page 380, and as amended in Book 7902, Page 113, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Mark Daniel Garfinkel, a single man, by Special Warranty Deed from BancBoston Mortgage Corporation, a Florida corporation, of record in Book 7938, Page 298, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed, as of record aforesaid, said Register's Office; By-Laws of record in Book 7332, Page 380 (attached to the Master Deed), said Register's Office; Restrictive Covenants of record in Book 6846, Page 838, said Register's Office; all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens,

CONTINUED

unimproved ( )
is improved (X) property, known as 3818 West End Avenue, Unit #305, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness MY hand this 5th day of August 19 93

Mark D. Garfinkel
MARK DANIEL GARFINKEL

BOOK 9041 PAGE 702

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK DANIEL GARFINKEL, AN UNMARRIED PERSON

the 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 and official seal at Brentwood, Tennessee, this 5th day of August, 1993.

Commission expires September 15, 1995

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Montclair; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

50150

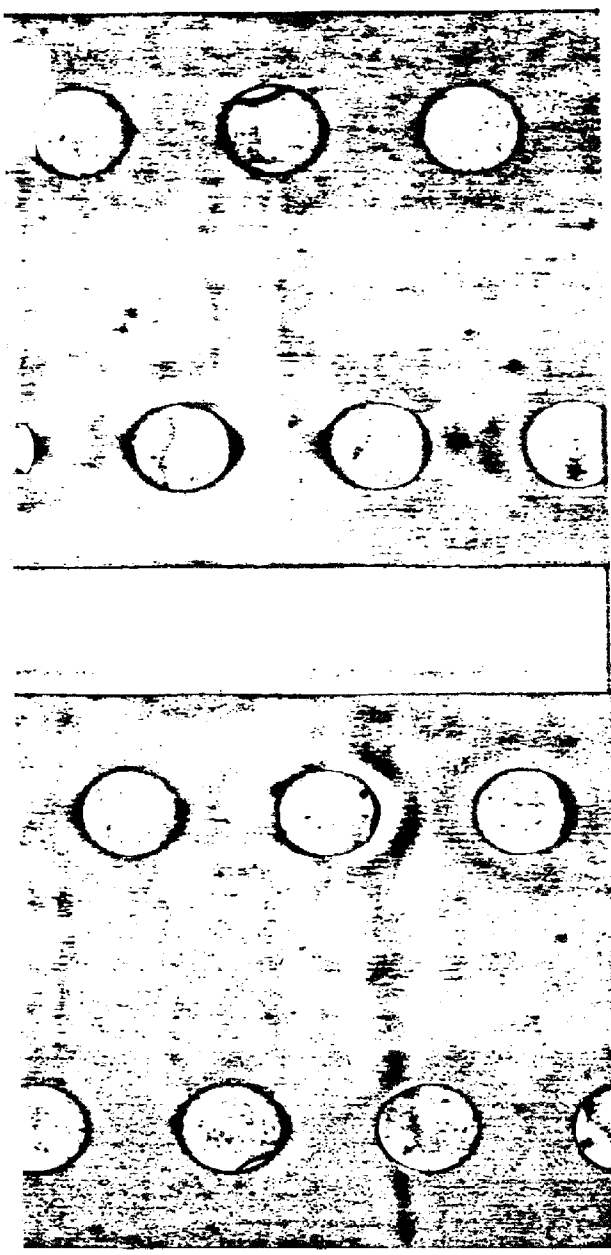
IDENTIFICATION REFERENCE

93 AUG -9 PM 1:09

REGISTER
DAVIDSON COUNTY, TN.

7887 08/09 0101 CHECK

445.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9041 PAGE 703

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	
				118000.00
			CON TX	436.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.60
			CHECK	445.60
08/09/93	01	13:09	0001	7687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50150
IDENTIF. & REFERENCE

93 AUG -9 PM 1:0

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 684056