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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,041.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 93

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael A. Karas (NAME) | Atlantic Mortgage & Investment Corp. (NAME) | MAP 128-15-0-B |
| 304 Post Creek Road (ADDRESS) | 4348 Southpoint Blvd., Suite 101 (ADDRESS) | PARCEL 304 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Jacksonville, FL 32216 (CITY) (STATE) (ZIP) | 09D80133 |

FOR AND 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, Debra A. Childree, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Karas, unmarried

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:

BEING Unit No. 304, as shown on the Plan of Post House-Bellevue Condominium, Phase Two, of record in Master Deed for Post-House Bellevue Condominium, Phase Two, of record in Book 6846, page 811; and referred to as Exhibit "B" found at pages 813, 814 and 815 to which plan reference is hereby made for a more complete description; all references of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Debra A. Childree, unmarried by deed from Bellevue Post House, Inc., of record in Book 7668, Page 463 (re-recorded in Book 7671, page 257), Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6838, Page 462, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 6846, page 811; Book 6846, page 816 and Book 6846, page 821, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Debra A. Childree, unmarried, to Norma Walker, Trustee, for Homeland Mortgage Corporation, dated September 30, 1988, and filed for record in Book 7668, Page 466 (re-recorded in Book 7671, page 259), Register's Office for said County, with an unpaid principal amount of approximately $ 78,041.96, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

7112 10/04 0101 03CHECK 312.40

unimproved ( )
This is improved ( X ) property, known as 304 Post Creek Road, Nashville, TN 37221
(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 29th day of September, 19 93

Debra A. Childree

Debra A. Childree

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 Debra A. Childree, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 29th day of September, 19 95.

Commission expires March 25, 1995

_____
Notary Public

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 _____

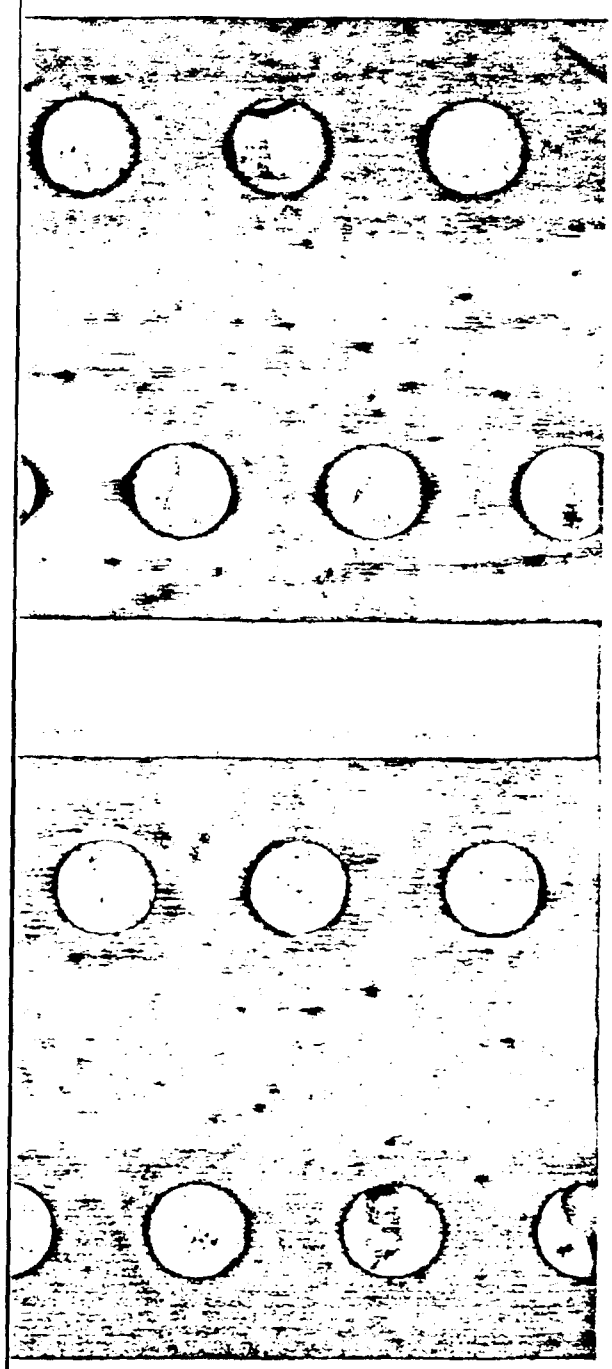
_____
Notary Public

59696

RECEIVED & RECORDED

95 OCT -4 AM 9:11

[illegible]



**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 82041.91
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/04/95 01 07:15 0001 7112

69596

IDENTIFICATION REFERENCE

95 OCT -4 AM 8:11

REGISTER

No. 705024