Mail

SENT TAX BILL TO:
RONALD STACKS
2929 Selena Drive
Nashville, TN 372111

ADDRESS NEW OWNER (S):
RONALD STACKS
2929 Selena Drive
Nashville, TN 37211

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

RECEIVED FOR RECORD
3-JAN-94 2:44 PM
REGISTER
MAIL TAX

RECEIVED FOR REFERENCE
03159

Map 119-14-A Parcel 2

Improved x Unimproved ____

I or we hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is $35,769.56, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ronald Stacks
AFFIANT

Subscribed and sworn to before me, this the 30 day of December, 1993.

James H. Kinnard
NOTARY PUBLIC

My Commission Expires: Jan 3, 1994

JAMES H. KINNARD NOTARY PUBLIC TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantee to assume and pay a certain first mortgage indebtedness in the sum of $34,769.56, payable to Ronald A. Marks and wife Ottie G. Marks, evidenced and secured by a certain deed of trust recorded in Trust Deed Book 8274, Page 783, Register's Office for Davidson County, Tennessee. I, FRED PETER SHAWALUK, a single person have this day bargained and sold, and by these presents do hereby transfer and convey unto RONALD STACKS, his heirs and assigns, in fee simple forever, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

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. Being also the same property conveyed by Ronald A. Marks and wife, Ottie G. Marks to Fred peter Shawaluk, a single man, on January 4, 1991 by deed recorded in Deed Book 8274, Page 777, Register's Office for 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 RONALD STACKS, his heirs and assigns, in fee simple forever.

THE GRANTOR COVENANT that he is lawfully seized and possessed of said property; that he have a good and lawful right to sell, transfer and convey the same; that the same is free, clear and unencumbered; and that he 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, or 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.

13. 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.

14. The lien of the Deed of Trust made to secure Ronald A. Marks et ux Ottie G. Marks, Trust Deed Book 8274, Page 783, Register's Office for Davidson County, Tennessee as modified by Agreement recorded in Book 9113, Page 217, said Register's Office.

TAXES for the year 1993 shall be paid by the Grantor. Back taxes, if any shall be also paid by the Grantor herein.

POSSESSION shall be given on delivery of this Deed.

IN WITNESS WHEREOF, the Grantor has affixed his manual signature this 30th day of December 1993.

Fred Peter Shawaluk

FRED PETER SHAWALUK

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, FRED PETER SHAWALUK, 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 30th day of December 1993.

NOTARY PUBLIC

My Commission Expires: Jan 3, 1994

4899 01/03 0101 03CHECK 153.46

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9207 PAGE 312

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	35769.56
			CON TX	132.46
			PRFEE	1.00
			WDEED	20.00
			TOTAL	153.46
			CHECK	153.46
01/03/94	01	13:44 0001		4899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03159
IDENTIFICATION REFERENCE

94 JAN -3 PM 1:44
REGISTER
DAVIDSON CO. TENN.

No.740934