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: (ljh) (Title No: 34788)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 89983.67

Jesse D Belser Jr.
Affiant

Sworn and subscribed before me this 18th day of February, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Jesse Belser, Jr. 304 Post Creek Road Nashville, TN 37221	Atlantic Mortgage & Inv. Corp. 4348 Southpoint Blvd. Suite 101 Jacksonville, FL 32216	128-15-B-304 9300 02/25 0101 03CHECK 342.00

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 **Michael A. Karas, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse Belser, Jr., a single person,** 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, Tennesse, being Unit No. 304 on the plan of Post House-Bellevue Condominium Phase Two, of record in Book 6846, page 811 as set forth in Exhibit "" of the Master Deed and By-Laws, Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Michael A. Karas, unmarried, by deed from Debra A. Childree, unmarried, of record in Book 9101, page 768, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6838, Page 445, Book 6846, page 811, Book 6846, page 816, Book 6838, page 462 and Book 6846, page 821, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record to any and all matters shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Homeland Mortgage Corporation, of record in Book 7668, page466, assigned to Atlantic Mortgage and Investment Corp. in Book 9100, page 153, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 304 Post Creek Road, Nashville, TN 37221

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 18th day of February, 1994.

Michael A. Karas

94 FEB 25 AM 10:

IDENTIFICATION REFERENCE

21196

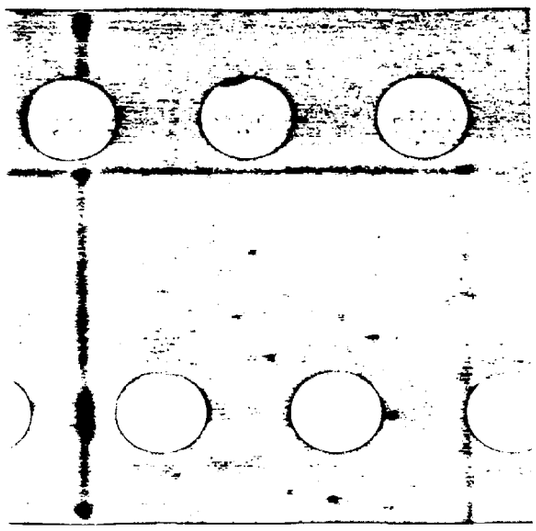
State of Tennessee
County of Davidson

On this 18th day of February, 1994, before me the undersigned authority, personally appeared **Michael A. Karas**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

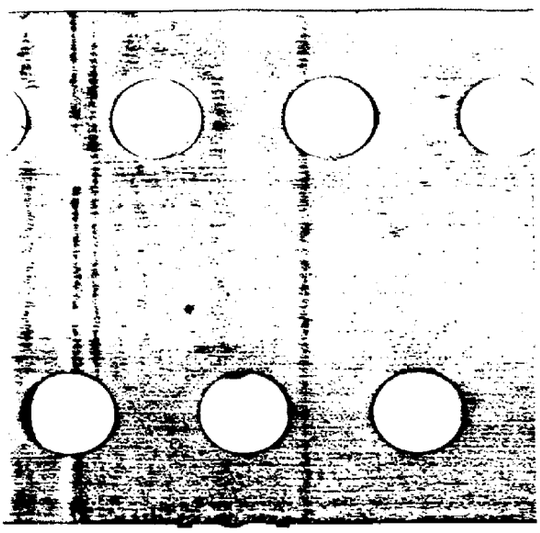
RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 65

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 89983.67
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/25/94 01 10:11 0001 9300

21196
IDENTIFICATION REFERENCE

94 FEB 25 AM 10:10
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No.760180