BK 9843:914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Victor M Kopelevitch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 ~~96~~ 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

JUDY S. K... NOTARY PUBLIC AT LARGE STATE OF TENN...

My Commission Expires November 20, 1996

VMK gsp

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Inessa I. Sanovich (NAME)	First Union Mortgage Corporation (NAME)	119-14-0-A-132CO
2929 Selena Drive, Unit J-132 (ADDRESS)	4300 Six Forks Road, Suite 110 (ADDRESS)	06DA-35112
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Raleigh, NC 27609 (CITY) (STATE) (ZIP)	

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, John W. Orr, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Inessa I. Sanovich and husband, Victor M. Kopelevitch

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:

Unit 132, 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 interest in the common elements appurtenant to unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to John W. Orr, by deed from AEDC Federal Credit Union (formerly Auto Glass Employees Federal Credit Union, of record in Book 9572, Page 415, Register's Office for Davidson County, TN.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 5200, page 233, as corrected by Surveyors Certificate of Correction, in Book 5565, page 424; and all matter and exception shown on Exhibit "A" attached hereto which is incorporated herein as if copied verbatim; all of record in the Register's office for Davidson County, Tennessee.

011785A
RECEIVED FOR REFERENCE
95 OCT 31 AM 11:07
FELIX Z. ELLISON III, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive, Unit J-132, Nashville, TN 37211
(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 27th day of October 19 ~~96~~ 95 gsp

John W. Orr

John W. Orr

BOOK 9843 PG 915

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 John W. Orr, unmarried

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 27th day of October 19~~96~~ 95

Commission expires 11/22/96

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 ~~November 20, 1998~~

My commission expires ____

Notary Public

WARRANTY DEED

FROM

John W. Orr

TO

Inessa I. Sanovich and husband,
Victor M. Kopelevitch

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

EXHIBIT "A"

Restrictive covenants contained in deed from Airdrie 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.

Restrictive covenants contained in deed from Airdrie 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.

Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, 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.

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.

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.

Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, Page 387, said Register's Office.

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.

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.

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.

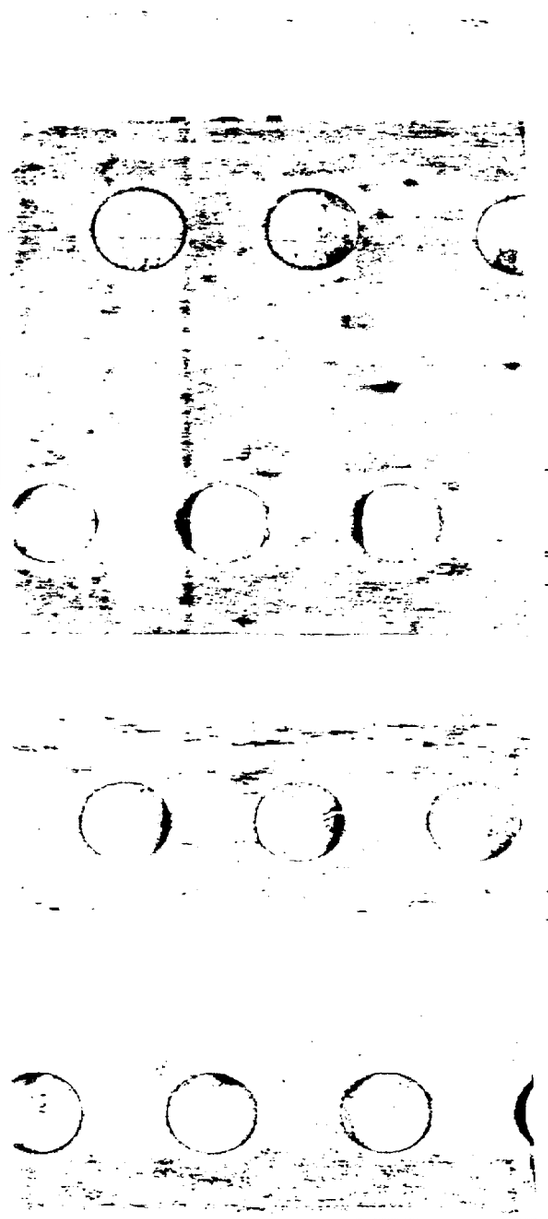
Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, of record in Book 5585, Page 985, said Register's Office, and Bill of Sale, of record in Book 5585, Page 989, said Register's Office.

Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq., of the Tennessee Code Annotated.

Terms, provisions, covenants, conditions, easements 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.

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.

2002 10/31 0101 03CHECK 132.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9843 PG 917

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	45900.00
CON TX	169.33
PRFEE	1.00
MTEED	12.00
TOTAL	182.33
CHECK	182.33

10/31/95 01 11:07 0001 2862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117854

REGISTER'S OFFICE

95 OCT 31 AM 11:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 971510