WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 10031 PG 306

34478

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Debra Elise Spielvogel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF April 19 96

NOTARY PUBLIC AT LARGE — COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Ross Kovalsky (NAME)	Nashville Bank of Commerce (NAME)	104-9-L-101
3818 West End Avenue #101 (ADDRESS)	218 20th Avenue North (ADDRESS)	26W-10052
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Pamela Erickson Shaw and husband, Burrell Howard Shaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Ross Kovalsky and Debra Elise Spielvogel, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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. 101, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

BEING the same property conveyed to Pamela Erickson Shaw by deed from Edna B. Shaw of record in Book 9177, Page 207, and by deed from Burrel P. Shaw of record in Book 9161, Page 307, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Burrell Howard Shaw, husband of Pamela Erickson Shaw, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that he may have in and to said property.

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue #101, 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 17th day of April, 19 96

Pamela Erickson Shaw
Pamela Erickson Shaw
by Richard J. Bryan
attorney-in-fact

Burrell Howard Shaw
Burrell Howard Shaw
by Richard J. Bryan
attorney-in-fact

BOOK 10031 PG 307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
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

State of Tennessee
County of Davidson

On this the 17th day of April, 1996, before me personally appeared Richard Bryan to me known to be the person who executed the foregoing instrument in behalf of Pamela Erickson Shaw & husband, Burrell Howard Shaw as their Attorney in Fact, and acknowledged the he executed the same as the free act and deed of the said Pamela Erickson Shaw & Burrell Howard Shaw.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of April, 1996.

_____
Notary Public

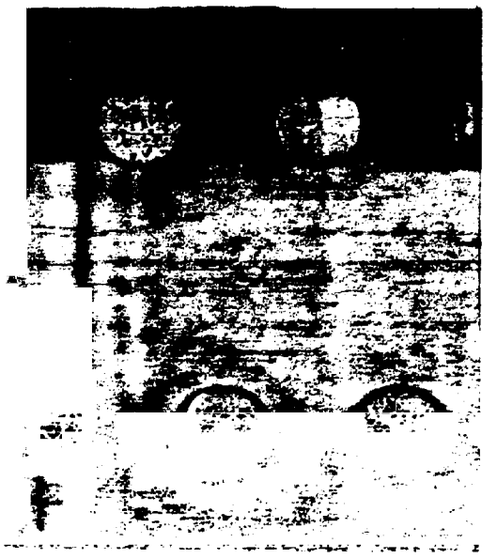
My Commission Expires: 11/

ALAN L. SATURN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

0176348
IDENTIF. + REFERENCE

96 APR 30 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5752 04/30 0101 03CHECK 712.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10031 PG 308

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	190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	712.00
			CHECK	712.00
04/30/96	01		11:16 0001	5752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176348
IDENTIF. ↑ REFERENCE
96 APR 30 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033796