Map 94-07-0-0A Parcel 018.00

This Instrument Prepared by E. Walker
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

LCNT-00106

WARRANTY DEED

FOR 10545 PG 838

THIS INDENTURE, made this 17 day of March, A.D., 19 97, between RONALD D. TOMLINSON and SHERESA L. TOMLINSON, formerly known as SHERESA L. MATTHEWS, husband and wife

Tennessee, First Parties, and

MICHAEL GALKOVSKY, UNMARRIED

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 Unit 1, on the Plan of Blanca Square, of record in Plat Book 5800, page 101, with Condominium Site Plan showing in Book 5200, page 661, Register's Office for said County, to which reference is made for a more complete description.

BEING the same premises which James Ray and Jennifer Gillespie Jr., by Deed dated July 28, 1994 and recorded in Davidson County, Tennessee in Deed Book Volume 9424, Page 700&c., granted and conveyed unto Sheresa L. Matthews, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

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PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

BK/VOL 10515 PG 839

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Ronald D. Tomlinson (L.S.)

_____(L.S.)

Sheresa L. Tomlinson (L.S.)

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **RONALD D. TOMLINSON and SHERESA L. TOMLINSON, formerly known as SHERESA L. MATTHEWS, husband and wife,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 17 day of March 1997

Juanita E. Stewart
Notary Public

My Commission expires June 4, 2000

"OFFICIAL SEAL"
Juanita E. Stewart
Notary Public, State of Illinois
My Commission Exp. 6/04/2000

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER MICHAEL GALKOVSKY
ADDRESS 200 HICKORY HILL COURT
NASHVILLE, TN 37214

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
PNC MORTGAGE CORP. OF AMERICA
ADDRESS INVESTOR DELIVERY, FILE CONTROL S1-S075-03-A
75 NORTH FAIRWAY DRIVE
VERNON HILLS, IL 60061

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $59,000.00. Affiant Michael Galkovsky.

Subscribed and sworn to before me this 25th day of July 19 97.

Notary Public

MY COMMISSION EXPIRES: 05-2[illegible].2000

DENISE C. ALLIS NOTARY PUBLIC AT [illegible] DAVIDSON COUNTY

EXHIBIT 'A'

BOOK 10515 PAGE 540

1. All County real property taxes for the year 1997 and subsequent years not yet due and payable.

2. All matters set forth on the Plan of record in Plat Book 5800, page 101, and Condominium Site Plan of record in Book 5200, page 661, Register's Office for DAVIDSON County, Tennessee.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

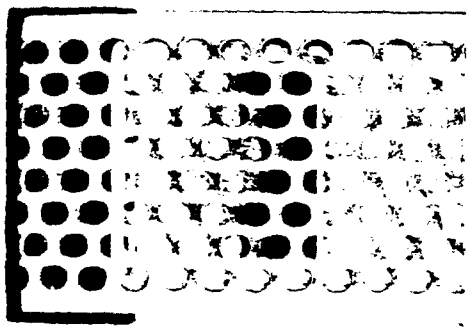
4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Bianca Square Condominiums appended thereto, of record in Book 6162, page 195, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Bianca Square Homeowners Associaiton, of record in Book 6168, page 507, said Register's Office.

0331202
IDENTIF. ↑ REFERENCE

97 JUL 29 AM 11:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10545 PG 841

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

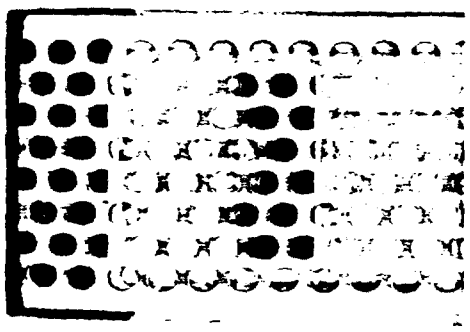
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 12.00
TOTAL 231.30
CHECK 231.30
07/29/97 01 11:23 0001 9883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331202
IDENTIF. ↑ REFERENCE

97 JUL 29 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179531