File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10554 PG 553

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14805

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFREY M. VAIKSNORAS (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	142-4-A
214 Old Hickory Blvd., Unit 143 (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	143
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	9D3785

FOR AND IN 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, BONNIE B. BENTLEY , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY M. VAIKSNORAS AND MARISA E. BROWN , both unmarried, as joint tenants with the right of survivorship and not as joint tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 143 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed and By-Laws of record in Book 5438, page 699 amended in Book 6082, page 866, said Register's Office.

Being the same property conveyed to Bonnie B. Bentley, unmarried by deed from Thomas C. Scott, Trustee of record in Book 5555, page 220, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantees; (2) Charter of record in Book 5460, page 987; (3) Restrictions of record in Book 5438, page 699 amended in Book 6082, page 866; (4) Easements of record in Book 7957, page 145, Book 8019, page 126, Book 8248, page 214, and Book 5074, page 945; and (5) All matters appearing on the plan of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.

97 AUG -1 AM 10:26
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

113331 73

unimproved ( )
This is improved (XX) property, known as 214 Old Hickory Blvd., Unit 143, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of July, 19 97.

Bonnie B. Bentley
BONNIE B. BENTLEY

BOOK 10554 PG 554

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE B. BENTLEY with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of July, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 97

MY COMMISSION EXPIRES: 9/2/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
BONNIE B. BENTLEY

TO
JEFFREY M. VAIKSNORAS AND
MARISA E. BROWN

2446 08/04 0101 03CHECK 271.33

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10554 PG 555

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	70900.00
CON TX	262.33
PRFEE	1.00
WDEED	8.00
TOTAL	271.33
CHECK	271.33

08/04/97 01 10:28 0001 2446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033473

IDENTIFICATION REFERENCE

97 AUG -4 AM 10:26

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1182063