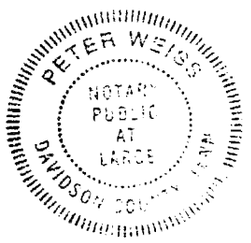
BOOK 10896 PG 307

BOX #19B
G#97-11-15K

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| HOLLY M. ELIAS | PNC MORTGAGE CORP. OF AMERICA | MAP 142-04-0-A |
| (NAME) | (NAME) | |
| 214 Old Hickory Blvd, #104 | 75 North Fairway Drive | PARCEL 104co |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221-1323 | Vernon Hills, Illinois 60061 | FB #09D-03735 |
| (CITY) (STATE) (ZIP) | (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, ROSEMARY KRAKAU KUBIT and husband, DAN W. KUBIT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOLLY M. ELIAS, UNMARRIED

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. 104 in a Horizontal Property Regime of Belle Forest Condominium Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, and as amended in Book 6896, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Rosemary Krakau, a single person, by Deed from Carol M. Hornberger, previously known as Carol Virginia McHargue, of record in Book 9442, Page 456, Register's Office for Davidson County, Tennessee. The said Rosemary Krakau having since married and now being Rosemary Krakau Kubit.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof of

CONTINUED

This is unimproved ( ) improved (X) property, known as 214 Old Hickory Blvd, #104, Nashville, TN 37221-1323
(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 our hand s this 14th day of November 1997

Rosemary Krakau Kubit
ROSEMARY KRAKAU KUBIT

Dan W. Kubit
DAN W. KUBIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSEMARY KRAKAU KUBIT AND HUSBAND, DAN W. KUBIT

the bargainor S, 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 Brentwood, Tennessee, this 14th day of November 19 97.

Commission expires July 24, 1999

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 _____.

PETER WEIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUED

record in Book 5438, Page 742, and as amended in Book 6082, Page 866, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums, of record as aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantee herein.

DAN W. Kubit, spouse of the above named Rosemary Krakau Kubit, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

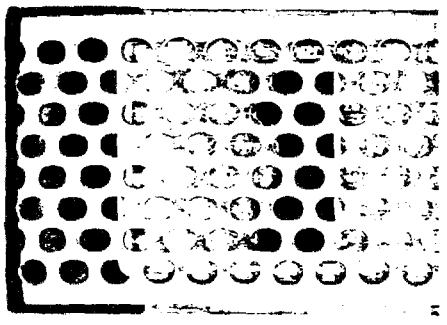
2371 11/17 0101 03CHECK 275.40



0370477
IDENTIF. A REFERENCE

97 NOV 17 PM 2:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

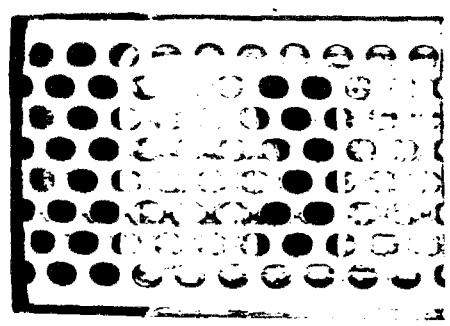
BOOK 10686 PG 309

| | | |
|---|---|---|
| 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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40
11/17/97 01 14:09 0001 2371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03704477
IDENTIFICATION REFERENCE

97 NOV 17 PM 2:05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1221528