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

#15075

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

GERALD G. PATTERSON, ATTORNEY
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10703 PG 952

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD W. MASULIS (NAME)	FIRST REPUBLIC MORTGAGE CORP. (NAME)	104-10-D
2222 Westview Drive (STREET ADDRESS OR ROUTE NUMBER)	3212 West End Avenue, Ste. 500 (STREET ADDRESS)	1
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	26W9889

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, KIM B. BALENTINE KARRELS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD W. MASULIS, MARRIED

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 No. 11A, together with the appurtenant interest in the common elements of Westview Park Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6522, page 493, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 11 on the Plan of Addition to and revision of Westivew of record in Plat Book 6250, page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim B. Balentine by deed from WP/Westview Drive, Inc., a Tennessee corporation of record in Book 8841, page 954, said Register's Office. The said Kim B. Balentine having since married.

This conveyance is made subject to: (1) Restrictions of record in Book 1759, page 605, and in Book 1914, page 528, Book 6271, page 385, amended in Book 7046, page 560, Book 6522, page 493; (2) Agreement of record in Book 6099, page 925; and (3) All matters appearing on the Plan of record in Plat Book 6250, page 388, said Register's Office.

This is not now, nor has it ever been, the principal residence of the husband of the Grantor herein.

0375431

IDENTIF. & REFERENCE

97 DEC -2 PM 1:33

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

5972 12/02 0101 03CHECK 604.25

This is improved (XX) property, known as 2222 Westview Drive, Nashville, Tennessee 37212

unimproved ( )

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 26th day of November, 19 97.

Kim B. Balentine Karrels by Elizabeth Gammans, Attorney-in-Fact

KIM B. BALENTINE KARRELS BY: ELIZABETH GAMMANS, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

BOOK 10703 PG 953

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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

Personally appeared before me, the undersigned, a Notary Public [illegible] for the said County and State, ELIZABETH GAMMANS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said KIM B. BALENTINE KARRELS and is authorized by the said KIM B. BALENTINE KARRELS to execute this instrument on her behalf.

Witness my hand, at Office, this 26th day of November, 1997.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Ronald W Masulis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 1997

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

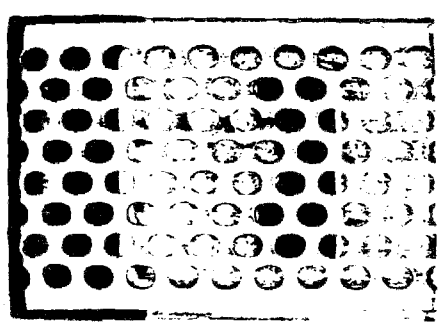
Notary Public

WARRANTY DEED

FROM KIM B. BALENTINE KARRELS, MARRIED

TO RONALD W. MASULIS, MARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C 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

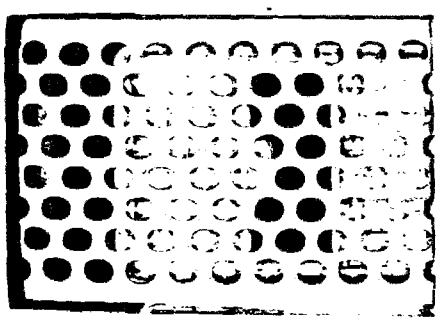
RECEIVED OF _____

FOR _____ BOOK 10703 PG 954

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

CAPT
182500.00
CON TX 675.25
PRFEE 1.00
MDEED 8.00
TOTAL 684.25
CHECK 684.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0375431
IDENTIF. A REFERENCE

97 DEC -2 PM 1:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1226800