BK: 10768 PG: 348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

X Susan Lynn Bauman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 24, 2001

DAVIDSON COUNTY TENN. Commission Expires MAR. 24, 2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Pike, Suite 220, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Susan Lynn Bauman (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 117-3a
3000 Hillsboro Pike, No. 13 (ADDRESS)	P. O. Box 351 (ADDRESS)	PARCEL 135CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (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, Maxine Roberts, Executrix of the Estate of Algis John Rimsa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Lynn Bauman, married

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:

Being Unit No. 135 as shown on the plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Al J. Rimsa by deed from Ervin M. Entrekin, Trustee of record in Book 5239, page 455, Register's Office for Davidson County, Tennessee.

Al J. Rimsa has since died. The Last Will and Testament of Algis John Rimsa is of record in Book 213, page 223, Probate Court for Davidson County, Tennessee. Said Last Will and Testament appoints Maxine Roberts as Executrix of the Estate of Algis John Rimsa. An Order Approving Petition to Sell Realty to Pay Debts is of record in Book 426, page 176, Probate Court for said County.

Al J. Rimsa and Algis John Rimsa are one and the same person.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee; (b) all matters appearing on the condo plan of record in Book 5050, page 80, said Register's Office and (c) Master Deed and Bylaws of record in Book 5168, page 944, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3000 Hillsboro Pike, No. 135, Nashville, TN 37215
(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 22nd day of January 19 98

Maxine Roberts

Maxine Roberts, Executrix

BOOK 10768 PG 349

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Maxine Roberts, with whom I am personally acquainted, who acknowledged that she is the Executrix under the Last Will and Testament of Algis John Rimsa and authorized to execute the within instrument, and who further acknowledged that she executed the within instrument for the purposes therein contained, as such Executrix.

Witness my hand and seal this 22nd day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 1/24/98

NOTARY PUBLIC VIVIAN G. CAVINESS DAVIDSON COUNTY, TENN.

0393408
IDENTIF. ↑ REFERENCE

98 JAN 26 PM 12:57
DAVIDSON COUNTY, TN.

MAIL ENV.

5606 01/26 0101 03CHECK 305.00

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

RECEIVED OF _____

FOR _____

BOOK 10768 PG 350

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/26/98 01 17:01:0001 5606

0393408
IDENTIF. & REFERENCE

JAN 26 PM 12:57
REGISTER
DAVIDSON COUNTY, TN.

No. 1246207