FILE BOX 45

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

AREL-01669

WARRANTY DEED

BOOK 10993 PG 794

THIS INDENTURE, made this 3rd day of April, A.D., 19 98, between BARBARA YEVCHAK, unmarried

Tennessee, First Parties, and

THOMAS K. DAVIS

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,
I

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 Unit No. 5316-#1 of Danbury Condominiums 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 6612, page 75, 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 Danbury Condominiums as shown on Exhibit "C" to the Master Deed, of record in Book 6612, page 122, in said Register's Office, for a more complete identification and description of such unit.

BEING the same premises which Stephanie A. Cathey, unmarried, by Deed dated June 30, 1995 and recorded in Davidson County, Tennessee in Deed Book Volume 9720, Page 257&c., granted and conveyed unto Barbara Yevchak, unmarried, in fee.

0430611
IDENTIFICATION REFERENCE
98 APR 28 PM 1:51
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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 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.

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

BOOK 10903 PG 795

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

_____(L.S.) Barbara Yevchak (L.S.)

_____(L.S.) _____(L.S.)

STATE OF ~~TENNESSEE~~ TEXAS dca }
COUNTY OF DALLAS }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **BARBARA YEVCHAK, unmarried**, 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 Dallas County, this 3rd day of April, 19 98

Eula Marie Collins
Notary Public

My Commission expires April 10, 1999

EULA MARIE COLLINS NOTARY PUBLIC STATE OF TEXAS EXPIRES 4-10-99

MAP 161-1-A, PARCEL 45co

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Thomas K. Davis
ADDRESS 5316 Edmondson Pike Unit 1
Nashville, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Tucker Federal Bank d/b/a Prime Lending
ADDRESS P.O. Box 211788
Augusta, GA 30917-1788

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $65,900.00. Affiant Thomas K Davis.

Subscribed and sworn to before me this 24th day of April 19 98.

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public Anita Lester
5/25/2000

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EXHIBIT 'A'

BOOK 10903 PG 796

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 161-01-0-A, PARCEL 045.00C0).

2. All matters as set forth on the Plan of record in Plat Book 4675, page 65, said Register's Office, including any and all setback lines, easements, notes, rights-of-way, restrictions, etc., as may be shown thereon.

3. All matters as set forth on the Plan of record in Plat Book 6612, page 122, said Register's Office, including any and all setback lines, easements, notes, rights-of-way, restrictions, etc., as may be shown thereon.

4. Setback lines, sewer lines, easements, and and asphalt paving encroaching onto Edmondson Pike as described in Master Deed, at Book 6612, page 106, said Register's Office.

5. 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.

6. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Danbury Homeowners Association, of record in Book 6612, page 75, Register's Office for DAVIDSON County, Tennessee.

7. By-Laws of Danbury Homeowners Association, of record in Book 6612, page 107, said Register's Office.

8. Rights of others in and to easement reserved in Deed of record in Book 6461, page 530, said Register's Office, and as referred to in Master Deed of record in Book 6612, at page 106, said Register's Office.

9. Lease agreement between Country Place Apartments and Home Coin Laundries, of record in Book 5114, page 39, as referred to in Master Deed in Book 6612, at page 106, said Register's Office.

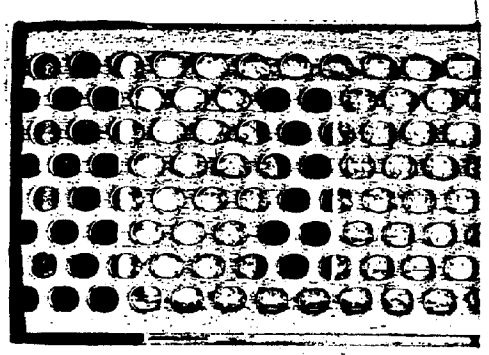
10. Easements, etc., as incorporated into Deed of record in Book 9720, page 257, said Register's Office.

11. Site Plan and Unit Drawings of record in Book 6612, page 122, said Register's Office.

12. Developer's report, of record in Book 6612, page 129, said Register's Office.

13. Charter of Danbury Homeowners Association, of record in Book 7876, page 235, said Register's Office.

9548 04/28 0101 03CHECK 25.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10903 PG 797

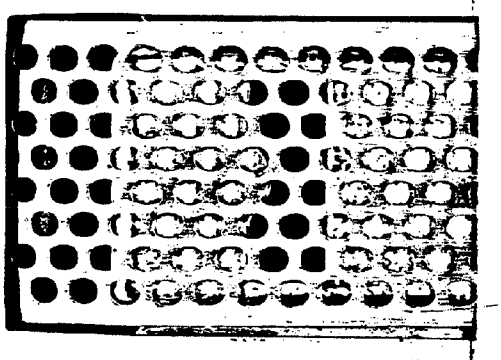
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65900.00
CON TX 243.83
PRFEE 1.00
WDEED 12.00
TOTAL 256.83
CHECK 256.83

04/28/98 01 13:53 0001 9568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043061 I
IDENTIF. ↑ REFERENCE

98 APR 28 PM 1:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1285666