PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 10913 PG 442

W & I Ref: (sk) Title No: 39699
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gina E. Kara 2601 Hillsboro Road, Unit K-9 Nashville, TN 37212	First Trust Mortgage Company 6525 Quail Hollow Road, Suite 300 Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 117-3-B-167

98 MAY -4 PM 2:01

RECEIVED FOR RECORD AND IDENTIFIED
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04 32960

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 51,250.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Alan Mical Deering and spouse, Diane Marie Mical-Deering,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gina E. Kara,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-9 of The Villager Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown the Plan of record in Book 5200, page 201, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Timothy Alan Mical-Deering and wife, Diane Marie Mical-Deering, by deed from Robert L. Parrish and spouse, Julienne E. Parrish, of record in Book 9749, page 544, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 201, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5434, page 665 as corrected in Book 5487, page 967, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2601 Hillsboro Road, Unit K-9, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1998.

Timothy Alan Mical Deering

Diane Marie Mical-Deering

State of Tennessee
County of Davidson

On this 30th day of April, 1998, before me the undersigned authority, personally appeared **Timothy Alan Mical Deering** and **Diane Marie Mical-Deering**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 51250.00

Affiant

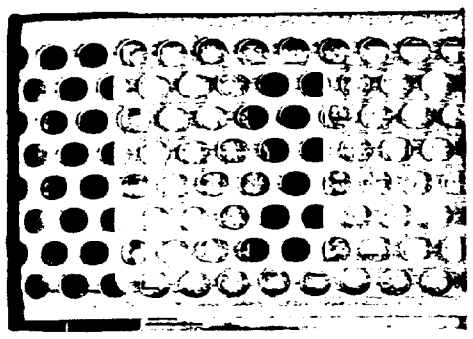
Sworn and subscribed before me on the 30th day of April, 1998.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

2038 05/04 0101 03CHECK 198.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10913 PG 444

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

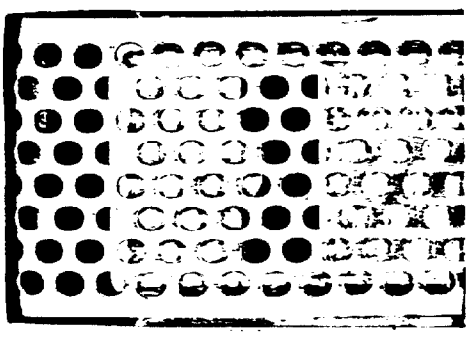
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51250.00
CON TX 189.63
PRFEE 1.00
WDEED 8.00
TOTAL 198.63

CHECK 198.63
05/04/98 01 14:04 0001 2038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0432960
IDENTIF. ◆ REFERENCE

98 MAY -4 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1288111