RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"
(36587)

BOOK 10932 PG 904

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39872
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sheila T. Reimer 2063 Lombardy Ave Nashville, TN 37215	FIRST REPUBLIC MORTGAGE CORPORATION 3212 West End Avenue, Ste. 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 117-7-J-25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 148,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank G. Abernathy and spouse, Benita D. Payne Abernathy,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sheila T. Reimer,** 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 certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2063, together with allocated parking space No. P-4, as shown on the Plan of The Kingsbridge Condominiums of record in Book 7105, page 777, and amended in Book 7457, page 15, to which plan as set forth in Exhibit "C" to the Master Deed and By Laws reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Frank G. Abernathy by deed from Dominion Development Corporation of record in Book 8046, page 573, Register's Office, Davidson County, Tennessee. Frank G. Abernathy has since conveyed all of his interest in subject property to Frank G. Abernathy and wife, Benita D. Payne Abernathy by quitclaim deed of record in book 9789, page 690 said Register's Office.

Description Reference: Described from information contained in recorded Condominium Documents.

This conveyance is subject to the Provisions of the Master Deed and By-Laws contained in instruments of record in Book 7105, page 777 and Book 7457, page 15, said Register's Office.

This is improved property, known as: 2063 Lombardy Ave, Nashville, TN 37215

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.

Frank G. Abernathy

Benita D. Payne Abernathy

State of Tennessee
County of Davidson

On this 30th day of April, 1998, before me the undersigned authority, personally appeared **Frank G. Abernathy** and **Benita D. Payne Abernathy**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ 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: $ 148000.00

Affiant

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

Notary Public

My Commission Expires: 01/27/01

7674 05/15 0101 03CHECK 556.60

98 MAY 15 AM 9:35
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0438273
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10932 PG 906

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	
				148000.00
			CON TX	547.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	556.60
			CHECK	556.60
05/15/98	01		09:40 0001	7674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAY 15 AM 9:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0438273
IDENTIF. # REFERENCE

No. 1293678