39-B

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

BOOK 10935 PG 867

W & I Ref: (cmw) Title No: 39780
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elaine C. Moreland 114 Acklen Park Drive, #7 Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS: 104-2-B-7 21W 13076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 107500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest Blake Fagan and spouse, Rachel L. Fagan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine C. Moreland, unmarried,** 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. 7 as shown on page 394 of the Master Deed & By-Laws for Kingston Place Homeowners Association, Inc., establishing a horizontal property regime, of record in Book 6423, page 353, said Register's Office, and to which Master Deed & By-Laws references hereby made for a more complete description thereof.

BEING the same property conveyed to Ernest Blake Fagan and spouse, Rachel L. Fagan, by deed from Rodney A. LeMense and spouse, Carole H. LeMense, of record in Book 9658, page 692, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6423, Page 353, 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 6423, page 353, 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: 114 Acklen Park Drive, #7, Nashville, TN 37203

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 15th day of May, 1998.

Ernest Blake Fagan

Rachel L. Fagan

State of Tennessee
County of Davidson

On this 15th day of May, 1998, before me the undersigned authority, personally appeared **Ernest Blake Fagan** and **Rachel L. Fagan**, 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: $ 107500.00

Affiant

Sworn and subscribed before me on the 15th day of May, 1998.

POSTON, TN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires 5-23-98

0439211

IDENTIF. & REFERENCE

98 MAY 18 PM 12:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3678 05/18 0101 03CHECK 40.

WIdoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 10935 PG 869

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 107500.00
CON TX 397.75
PRFEE 1.00
WDEED 8.00
TOTAL 406.75
CHECK 406.75

05/18/98 01 12:49 0001 8678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAY 18 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

043921 I
IDENTIF. # REFERENCE

No. 1294669