BOOK 10980 PG 534

PREPARED BY (AND RETURN TO):

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Nashville, Tennessee 37215-0157
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W & I Ref: (sk) Title No: 39762
Dav. Co. File: Box 8

98 JUN 17 PM 12:57
FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0451735

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara Nicholson 209 Ashlawn Court Nashville, TN 37215	First Trust Mortgage 6525 Quail Hollow Road, Suite 300 Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 131-6-G-209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 140,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stacy J. Corvera and spouse, Joel S. Corvera,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Nicholson,** 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. 209 on the Plan of Burton Hills, Village of Ashlawn of record in Book 6250, Page 978, and amended in Book 6900, Page 304, and further set forth as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for said County and to which plan and exhibit reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Stacy J. Corvera and spouse, Joel S. Corvera by deed from Jeffrey D. Gaw and spouse, Julia Gaw of record in Book 9600, Page 399, Register's Office for Davidson County, Tennessee.

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 6250, Page 978, and amended in Book 6900, Page 304, and further set forth as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan and exhibit thereof are incorporated herein and made a parthereof by reference.: The provisions of the condominium Master Deed of record in Book 7076, Page 696, Book 7308, Page 859, Book 6326, Page 588, 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 instrument is executed on behalf of Stacy J. Corvera by Joel S. Corvera as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 209 Ashlawn Court, 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 12th day of June, 1998.

Stacy J. Corvera by Joel S. Corvera Atty-in-Fact — Joel S. Corvera

Stacy J. Corvera, by Joel S.Corvera, Atty-in-Fact — **Joel S. Corvera**

State of Tennessee
County of Davidson

On this 12th day of June, 1998, before me the undersigned authority, personally appeared **Joel S. Corvera**, 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 V. [illegible] 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: $ 140,000.00

Barbara J. Nicholson
Affiant

Sworn and subscribed before me on the 12th day of June, 1998.

My Commission Expires: CHRISTY V. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joel S. Corvera**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Stacy J. Corvera**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of June, 1998.

CHRISTY S. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Stacy J. Corvera and Joel S. Corvera

TO: Barbara Nicholson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Joel S. Corvera, Affiant

Sworn to and subscribed before me this

12th day of June, 1998.

Notary Public

My Commission Expires:

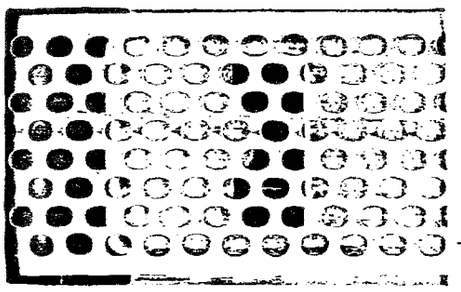
CHRISTY S. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

2074 06/17 0101 03CHECK 531.00

Wldoc: PAS Exhib WD—9/91

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



RECEIVED OF _____

FOR _____

BOOK 10980 PG 537

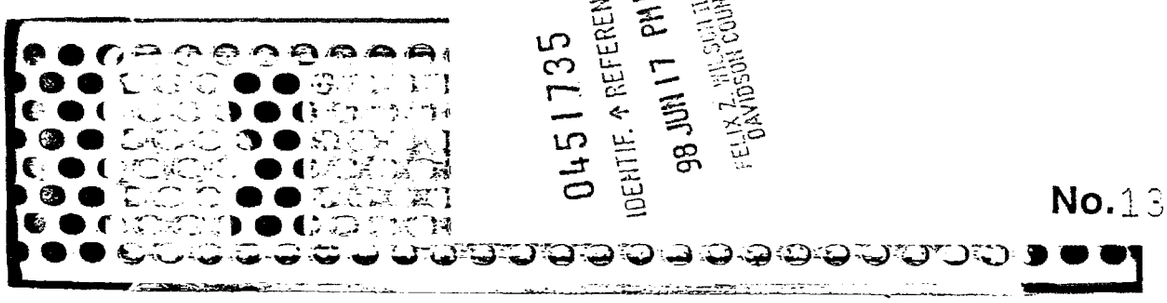
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
TOTAL 531.00
CHECK 531.00

06/17/98 01 12:56 0001 2074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451735
IDENTIF. & REFERENCE
98 JUN 17 PM 12:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1307927