60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10981 PG 979

ADDRESS NEW OWNER:
Kevin C. Karrels
114 Hampton Place
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
First American National Bank
First American Center, NA7282
Nashville, TN 37237-7282

MAP **117-7**
GROUP **C**
PARCEL **114.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Janice A. Beachboard, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kevin C. Karrels, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, a certain condominium apartment, being Unit No. 114 on the Plan of Hampton Place Townhomes, of record in Book 5200, page 421, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Janice A. Beachboard, unmarried by deed from Georgeann J. Galante Levitsky and spouse, David Levitsky of record in Book 8266, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 114 Hampton Place, Nashville, Tennessee 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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 15th day of June, 1998.

Janice A. Beachboard
Janice A. Beachboard

98 JUN 18 AM 9:53
REGISTER
DAVIDSON COUNTY, TN.

0452082
IDENTIF. ↑ REFERENCE

BOOK 10981 PG 980

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Janice A. Beachboard, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $172,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

2449 06/18 0101 03CHECK 645.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10981 PG 981

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
172000.00
CON TX 636.40
PRFEE 1.00
WDEED 8.00
TOTAL 645.40
CHECK 645.40
06/18/98 01 09:53 0001 2449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452082
IDENTIF. & REFERENCE

98 JUN 18 AM 9:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1308295