PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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10987 607

W & I Ref: (sk) Title No: 39937
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian Q. Kilian Karen L. Kilian 787 Bellevue Road Nashville, TN 37221	Countrywide Home Loans 718 Thompson Lane Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 142-06-C-062

WARRANTY DEED

4313 06/23 0101 03CHECK 390.10

FOR AND IN CONSIDERATION of the sum of **$ 103,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy B. Smith Pettersen, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Q. Kilian and spouse, Karen L. Kilian,** 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. 1-B of Doral Country Villa, Section VI, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 32, Register's Office for said County, 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 Dorothy B. Smith, unmarried and Thomas M. Bragg and wife, Janie R. Bragg by deed from Patrick Johnson, Executor for the Estate of Anne L. Johnson, also known as Elizabeth Anne Johnson of record in Book 7286, Page 98, Register's Office for said County. The said Thomas M. Bragg has since died. By Quitclaim Deed of record in Book 10951, Page 645, said Register's Office, the said Janie R. Bragg conveyed her interest in subject property to Dorothy B. Smith Pettersen. William R. Pettersen joins in this conveyance strictly to release any and all marital interest in subject property.

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 32, 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 5011, Page 395, Book 5260, Page 767, Book 5260, Page 769, Book 5260, Page 817, 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: 787 Bellevue Road, Nashville, TN 37221

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.

BOOK 10987 PG 608

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 19th day of June, 1998.

Dorothy B. Smith Pettersen

William R. Pettersen

State of Tennessee
County of Davidson

On this 19th day of June, 1998, before me the undersigned authority, personally appeared **Dorothy B. Smith Pettersen and William R. Pettersen**, 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 ANN 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: $ 103000.00

Affiant

Sworn and subscribed before me on the 19th day of June, 1998.

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

Notary Public

IDENTIFICATION REFERENCE 0453796

98 JUN 23 AM 10:07

REGISTER DAVIDSON COUNTY, TN.

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 10987 PG 609

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	
				103000.00
			CON TX	381.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	390.10
			CHECK	390.10
06/23/98	01		10:07 0001	4313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453796
IDENTIFICATION REFERENCE
98 JUN 23 AM 10:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1310132