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

BOOK 11002 PAGE 653

ADDRESS NEW OWNER:
Holly A. Cloar
3901 Westlawn Place, Unit No. 7A
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP **103-8**
GROUP **C**
PARCEL **13.00**

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, **Terance W. Janiak and Margieann L. Janiak, Co-Trustees for The Janiak Family Trust** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Holly A. Cloar, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit A for Leagl Description

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 3901 Westlawn Place, Unit No. 7A, Nashville, Tennessee 37212.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 our hands this the 26th day of June, 1998.

Terance W. Janiak, Co-Trustee for The Janiak Family Trust

Margieann L. Janiak, Co-Trustee for the Janiak Family Trust, by Terance W. Janiak, as Attorney in Fact

045791 1
IDENTIF. & REFERENCE

98 JUL -1 PM 4:28
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 11002 PAGE 654

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terance W. Janiak, individually and as Attorney in Fact for Margieann L. Janiak**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of June, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $79,500.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of June, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

Exhibit "A"

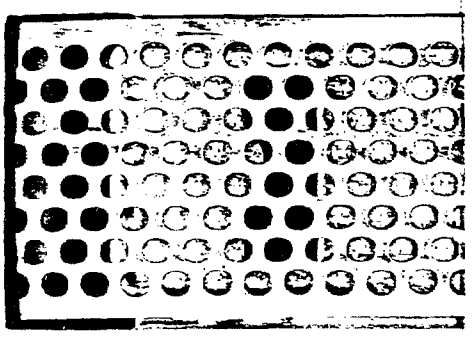
BOOK 11002 PAGE 655

Land in Davidson County, Tennessee, being Unit 7A of The Westlawn, a Condominium Development, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 7972, page 794, Register's Office for Davidson County, Tennessee, together with the parking areas designated thereto and an undivided percentage interest in the common elements appurtenant to said Units, all as set forth in said Master Deed.

Reference is hereby made to the Condominium Site Plan as shown of record in Book 7972, page 817, said Register's Office, for a more complete and accurate description of said Unit.

Being the same property conveyed to Terance W. Janiak and Margieann L. Janiak, Co Trustees of the Janiak Family Trust, by deed from Larry Schmittou, et ux, of record in Book 9562, page 730, Register's Office, Davidson County, Tennessee.

8693 07/01 0101 03CHECK 309.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11602 PAGE 656

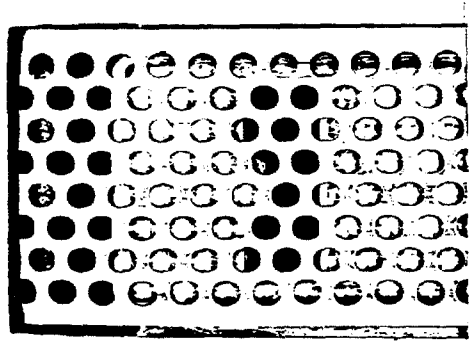
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79500.00
CON TX 294.15
PRFEE 1.00
WDEED - 12.00
CFEE 2.00
TOTAL 309.15
[illegible] 309.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/98 01 16:28 0001 8693



045791 I

IDENTIF. ↑ REFERENCE

98 JUL -1 PM 4:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1314470