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04633315

98 JUL 16 PM 2:14

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

W & I Ref: (sk) Title No: 39955
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara A. Petersen Robert F. Lewis 3818 West End Ave., #212 Nashville, TN 37205	First Union Mortgage Corporation 1100 Corporate Center Drive Raleigh, NC 27607-5066

TAX MAP-PARCEL NUMBERS: 104-9-K-212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 162,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ava L. Harvey, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara A. Petersen and spouse, Robert F. Lewis,** 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. 212 of The Montclair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan on Master Deed of record in Book 6900, Page 954, and Book 7332, Page 380, amended in Book 7902, Page 113, 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 Ava L. Harvey by deed from Laura . Schield and husband, Jay Russell Shield of record in Book 10492, Page 174, Register's Office for Davidson County, Tennessee. J. Steve Late joins in this conveyance strictly to release any and all marital interest he may have in the above described property. Ava L. Harvey and Ava Harvey Late are one in the same person.

Description Reference: Described from information contained in recorded condominium documents.

This instrument is executed on behalf of J. Steve Late by Ava Harvey Late 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: 3818 West End Ave., #212, Nashville, TN 37205

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 July, 1998.

Ava L. Harvey

J. Steve Late, By: Ava Harvey Late, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of July, 1998, before me the undersigned authority, personally appeared **Ava L. Harvey,** 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 WILKINS 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: $ 162500.00

Affiant

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

Notary Public

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

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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 **Ava Harvey Late** 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 **J. Steve Late**, 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 15th day of July, 1998.

Notary Public

My Commission Expires:

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ava L. Harvey

TO: Barbara A. Petersen and Robert F. Lewis

AFFIDAVIT

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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.

Ava Harvey Late

Ava Harvey Late, Affiant

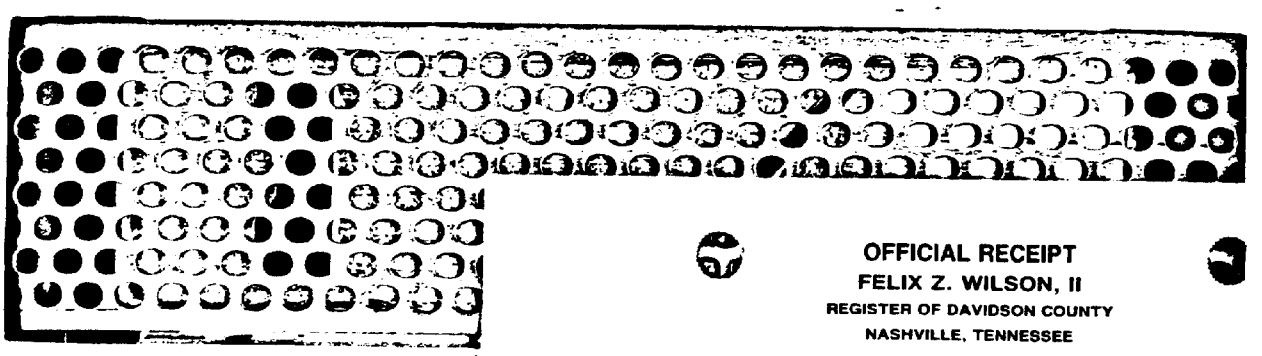
Sworn to and subscribed before me this

15th day of July, 1998.

Notary Public

My Commission Expires:

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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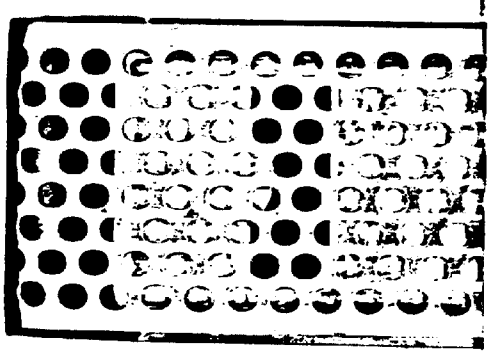
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 162500.00
CON TX 601.25
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 616.25
CHECK 616.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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0463315

IDENTIF. & REFERENCE

98 JUL 16 PM 2:14

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

No. 1320172