0482433

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO)

WILKINS & IVEY
Attorneys At Law
2405 Cresmoor 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. (tk) Title No: 40058
Dav. Co. File: Box 8

98 SEP -1 PM 1:49

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph L. Gira, Sr. Margaret Gira 106 Cloister Drive Nashville, TN 37205	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 129-11-A-106

BOOK 11092 PAGE 422

SPECIAL WARRANTY DEED

4948 09/01 0101 03CHECK 479.05

FOR AND IN CONSIDERATION of the sum of **$ 126,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Margaret M. Bost Revokable Trust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph L. Gira, Sr. and spouse, Margaret Gira,** 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. 106 of Phase 1-A of Lot No. 2, The Cloister at St. Henry, 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 529, as revised in Book 5200, Page 676, 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 Katherine L. Bohan, unmarried and Margaret M. Bost, unmarried, as joint tenants with right of survivorship by deed from St. Henry's Property Development, Inc., of record in Book 6315, Page 132, Register's Office for said County. The said Katherine L. Bohan has since died. By Quitclaim Deed of record in Book 9897, Page 555, said Register's Office, the said Margaret M. Bost conveyed her interest in subject property to the Margaret M. Bost Revocable Trust.

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

This conveyance is subject to: Taxes for 1998 and subsequent years; The Plan of record in Plat Book 5200, Page 529, revised in Book 5200, Page 676, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan and record thereof are incorporated herein and made a part hereof by reference.; An easement for sanitary sewer and/or storm easement of record in Book 4191, Page 157, said Register's Office; Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 5961, Page 657, said Register's Office.; The provisions of the condominium Master Deed of record in Book 6042, Page 602, Book 6071, Page 149, Book 6237, Page 660, Book 6519, Page 187, Book 7590, Page 273, 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: 106 Cloister Drive, Nashville, TN 37205

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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 successors and representatives, to warrant specially 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 claiming through and under Grantor (other than the claims arising out of the matters set forth above), but not further or otherwise.

WITNESS THE EXECUTION HEREOF this 24 day of August, 1998.

The Margaret M. Bost Revokable Trust
By: A.G. Edwards Trust, Trustee

William C Wilder

By: William C Wilder

State of Missouri
County of St Louis

Before the undersigned, appeared William C Wilder, with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who, upon oath, acknowledged and was identified as Assistant Secretary ~~(or other officer authorized to execute this instrument)~~ of **A.G. Edwards Trust, Trustee of The Margaret M. Bost Revokable Trust** the within named bargainor, a Trust, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such Trustee.

Witness my hand and official seal on August 24, 1998.

Nancee L. Schillinger

Notary Public

My Commission Expires: _____

(Seal Required)
(If Authorized)

NANCEE L. SCHILLINGER
Notary Public — Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires April 28, 2001

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: $ 126500.00

Joseph L Gina SR

Affiant

Sworn and subscribed before me on the 31st day of August, 1998.

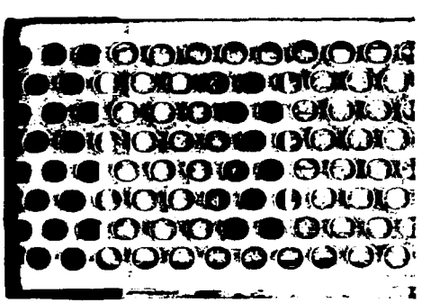
Notary Public

My Commission Expires: _____

My Commission Expires 9/18/99

Wilder Bost Wp—12492

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 11092 PAGE 424

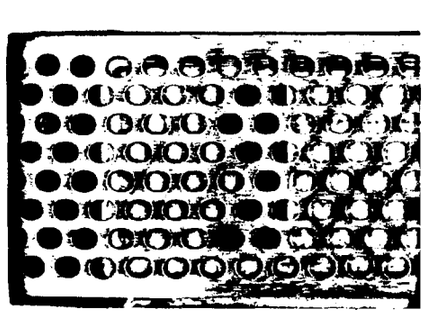
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	126500.00
CON TX	468.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	479.05
CHECK	479.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/98 01 13:50 0001 4948



0482433
IDENTIFYING REFERENCE

98 SEP -1 PM 1:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1340399