58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Frank O. Alvstad and Lois J. Forsmo 2097 Nashboro Blvd. Nashville, TN 37217	PNC Mortgage Corp. of America 75 North Fairway Drive Vernon Hills, IL 60061	135-12-A-49

This instrument prepared by: Marshall L. Hix, Hix Gray & Nave, PLLC
315 Deaderick Street, Suite 1620 First American Center, Nashville, TN 37238

WARRANTY DEED BOOK 11162 PAGE 896

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Frank O. Alvstad and Lois J. Forsmo, unmarried persons, (collectively "Grantor") have bargained and sold, and hereby transfer and convey to Frank O. Alvstad and Lois J. Forsmo, unmarried persons (collectively "Grantee"), as tenants in common with the right of survivorship, and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Any and all existing restrictions and easements of record.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 2097 Nashboro Boulevard, Nashville, TN 37217.

EXECUTED this 19th day of October, 1998.

FRANK O. ALVSTAD

LOIS J. FORSMO

98 OCT 20 PM 2:53
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN

0501898
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11162 PAGE 897

Personally appeared before me, a Notary Public, Frank O. Alvstad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 19th day of October, 1998.

Notary Public

My Commission Expires: 11-25-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lois J. Forsmo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 19th day of October, 1998.

Notary Public

My Commission Expires: 11-25-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 19th day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 11-25-2000

alvstad.wd

EXHIBIT A

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, being Unit 2097 of Nashboro Village Twelve Condominium, and Garage Unit No. 2097 G, of said Condominium, as shown on Master Plot Plan for Nashboro Village Condominium, prepared by Miller, Wihry, and Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, recorded in Book 4827, page 30, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 2.28% interest in the Common Elements of the Nashboro Village Twelve Condominium.

Being the same property conveyed to Frank O. Alvstad and Lois J. Forsmo, unmarried persons, by deed of record in Book 10967, page 156, Register's Office for Davidson County, Tennessee.

5678 10/20 0101 03CHECK 14.00