WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,300.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 05/27/2001
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE JOHN GREGORY ARDEMAN

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Pabreza (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 119-14-A
2929 Selena Drive, Unit F-90 (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 90 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas A. Pelosi, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Pabreza and Robert M. Pabreza and Ruth Ellen Pabreza, Joint Tenants With Right Of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 90, as shown on the Site Plan of Kingswood Condominiums of record in Book 5200, page 520, Registeer's Office for Davidson County, Tennessee, together with the undivided percenage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Thomas A. Pelosi, unmarried, by deed from Judy A. Bass, unmarried, of record in Book 9931, page 900, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 5200, page 520, said Register's Office; (b) Charter of record in Book 6092, page 579, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6058, page 320, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive, Unit F-90, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 15th day of December 19 98

Thomas A. Pelosi, by Richard L. Winecoff,
Attorney in Fact

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 Thomas A. Pelosi, unmarried

the bargainor _____, 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 official seal at Nashville, Tennessee, this 15th day of December 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 1998, before me personally appeared Richard L. Winecoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas A. Pelosi and acknowledged that he executed the same as the free act and deed of Thomas A. Pelosi. Witness my hand and seal this 15th day of December, 1998.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001

Notary/Public

98 DEC 17 PM 3:05

[illegible] REGISTER
DAVIDSON COUNTY, TN.

0526654
IDENTIF. # REFERENCE

2049 12/17 0101 03CHECK 149.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11257 PAGE 652

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	37300.00
CON TX	138.01
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	149.01
CHECK	149.01

12/17/98 01 15:06 0001 2049

0526654
IDENTIF. ↑ REFERENCE

98 DEC 17 PM 3:05
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401499