WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37754)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

George W Kaplinski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 19 99

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

5/26/99

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Kaplinski	Countrywide Home Loans, Inc.	117-7-D-23
(NAME)	(NAME)	
105 Matthew Lane	155 North Lake Ave.	7DA-91095
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Pasadena, California 91109	
(CITY) (STATE) (ZIP)	(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, Janice B. Peters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Kaplinski and Sarah T Clarke , both unmarried

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 No. 23, on the Plan of Park Green Condominiums, Amended Plat of record in Book 6250, Page 253, Register's Office for Davidson County, Tennessee, to which plan specific reference is made for the exact location of such unit and subject to all terms and conditions of the Master Deed establishing a Horizontal Property Regime for such Condominium of record in Book 6247, Page 872, as amended in Book 6453, Page 717, said Register's Office.

BEING the same property conveyed to Dorothy M. Bell and Janice B. Peters, joint tenants, by deed from Dorothy M. Bell of record in Book 10490, Page 641; and by deed from Belle Meade Builders, Inc. of record in Book 7407, Page 596 and re-recorded in Book 7418, Page 598, Register's Office for Davidson County, Tennessee.

The said Dorothy M. Bell has since died.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 105 Matthew Lane, Nashville, TN 37215
(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 14th day of April, 19 99

Janice B. Peters
Janice B. Peters

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

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 Janice B. Peters

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 14th day of April 1999.

Commission expires 5/26/02

ALAN D. MAYBERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

05704
INSTRUMENT REFERENCE
99 APR 15 PM 2:09
LILL GRAHAM REGISTER
DAVIDSON COUNTY, TN.
3026 04/15 0101 02CHECK 508.95

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0574704

IDENTIFICATION REFERENCE

99 APR 15 PM 2:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11433 PG. 501

CAMT	134500.00
CON TX	497.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	508.65
CHECK	508.65

04/15/99 01 14:11 0001 3026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451995