File: Box 9B

First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 11453 PG. 138

#16396

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 589,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE F. MUOTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

My Commission Expires SEPT 23, 20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerard D. Papazian	FIRST UNION MORTGAGE CORPORATION	MAP 104-9
(NAME)	(NAME)	
3738 Whitland Avenue	1100 CORPORATE CENTER DRIVE	PARCEL 184
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	RALEIGH, NC 27607	26 W5975
(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, Ilene F. Berns and husband, Brian W. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerard D. Papazian and wife, Christianne Papazian

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 the easterly 25 feet of Lot No. 9 and the westerly 50 feet of Lot No. 10 of Block "C" on the Map of Whitland Realty Company's Subdivision, of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 9 and the westerly part of Lot No. 10 front together 75 feet on the northerly side of Bowling Avenue, now Whitland Avenue, and run back between lines 200 feet to a dead line on which it measures 75 feet.

Being the same property conveyed to Ilene F. Berns and husband, Brian W. Jackson by Quitclaim Deed of record in Book 10475, page 644, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 141, said Register's Office; and (c) that certain agreement of record in Book 7924, page 883, said Register's Office.

STG 04/29 C101 03CHECK 2190.30

unimproved ( )
This is improved (X) property, known as 3738 Whitland Avenue, Nashville, Tennessee 37205
(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 our hand s this 26th day of April 19 99

Ilene F Berns by Rum French Attorney in Fact
Ilene F. Berns, by Richard French, Attorney in Fact

Brian W Jackson by Rum French Attorney in Fact
Brian W. Jackson, by Richard French, Attorney in Fact

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

RECEIVED FOR REFERENCE
99 APR 29 AM 11:16
WILLIAM R. BURL REGISTER
DAVIDSON COUNTY, TN.

05801 20

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 Ilene F. Berns and husband, Brian W. Jackson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19____.

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 26th day of April, 1999, before me personally appeared Richard French, to me known to be the person who executed the foregoing instrument on behalf of Ilene F. Berns and Brian W. Jackson and acknowledged that he executed the same as the free act and deed of Ilene F. Berns and Brian W. Jackson.

Witness my hand and seal this 26th day of April, 1999.

Notary Public

ROBERT L SCRUGGS
NOTARY
Exp. 03/24/2001
PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11453 PG. 140

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

0580120

IDENTIFY A REFERENCE

99 APR 29 AM 11:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
589000.00
CON TX 2179.30
PRFEE 1.00
WDEED 0.00
CFEE 2.00
TOTAL 2190.30
CHECK 2190.30

04/29/99 01 11:19 0001 8795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478710