THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00

Sonia R Tratch
Affiant

Subscribed and sworn to before me, this 28th day of April 1999

Mitchell A Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SONIA R. TRATCH 214 Old Hickory Boulevard #143 Nashville, Tennessee 37221	NATIONSBANC MORTGAGE P.O. Box 35140 Louisville, Kentucky 40232	MAP 142-4A PARCEL 143

BOOK 11454 PG. 328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND AND NO/100---------- ($ 80,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JEFFREY M. VAIKSONRAS AND WIFE, MARISA E. BROWN VAIKSNORAS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SONIA R. TRATCH, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 143 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed and By-laws of record in Book 5438, page 699, amended in Book 6082, page 866, said Register's Office.

BEING the same property conveyed to Jeffrey M. Vaiksnoras and Marisa E. Brown, both unmarried, as joint tenants with right of survivorship and not as joint tenants in common, by deed from Bonnie E. Bentley, unmarried, of record in Book 10554, page 553, Register's Office for Davidson County, Tennessee; the said Jeffrey M. Vaiksnoras and Marisa E. Brown having since married and she is now known as Marisa E. Brown Vaiksnoras.

5234 04/30 0101 03CHECK 307.00

This is improved property known as 214 Old Hickory Boulevard #143, Nashville, Tennessee 37221

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belle Forest Condominium Apartments of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee.

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

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of April, 19 99.

JEFFREY M. VAIKSONRAS

Marisa E. Brown Vaiksnoras
MARISA E. BROWN VAIKSNORAS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 JEFFREY M. VAIKSONRAS AND WIFE, MARISA E. BROWN VAIKSNORAS, 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 this 28th day of April, 1999.

My Commission Expires: September 29, 2001

Notary Public

BOOK 11454 PG. 329

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0580529
IDENTIFICATION REFERENCE
99 APR 30 AM 9:28
BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11454 PG. 33[illegible]

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

0580529

IDENTIFICATION REFERENCE

99 APR 30 AM 9:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

04/30/99 01 09:31 0001 9234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453943