THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16436
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 205,500.00

Anne E. Grace
Affiant

Subscribed and sworn to before me this 4th day of June, 1999.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ANNE E. GRACE	Nationsbanc Mortgage Corp.	MAP 131-07
1203 Lone Oak Road	P. O. Box 35140	PARCEL 1.00 CO
Nashville, Tennessee 37215	Louisville, Kentucky 40232	FB# 16DA40638

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES LOTOCHINSKI , MARRIED

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANNE E. GRACE, UNMARRIED

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1203 Lone Oak Rd., Nashville, TN 37215 and is not the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 1999.

James Lotochinski
JAMES LOTOCHINSKI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES LOTOCHINSKI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 1999.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

WARDEED

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A on the Plan of Lone Oak Condominium of record in Plat Book 7900, page 491, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lone Oak Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 8866, page 562 amended in Book 8870, page 11 rerecorded in Book 8895, page 629 and amended in Book 8895, page 627, said Register's Office.

Being the same property conveyed to James Lotochinski by deed from Pamela Muse, unmarried of record in Book 10840, page 505, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1999 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 8866, page 562 amended in Book 8870, page 11 rerecorded in Book 8895, page 629 and amended in Book 8895, page 627; (3) Easement of record in Book 4113, page 577; and (4) All matters appearing on the plan of record in Plat Book 7900, page 491, Register's Office for Davidson County, Tennessee.

0597648
IDENTIFICATION REFERENCE
99 JUN -9 PM 12:46
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.
7383 06/09 0101 02CHECK 771.35

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11519 PG. 509

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

0597648

IDENTIFICATION REFERENCE

99 JUN -9 PM 12:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

	205500.00
CON TX	760.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	771.35
CHECK	771.35

06/09/99 01 12:50 0001 7383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471851