RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38788) FILE BOX "7"

WARRANTY DEED

Instr:200005050045479 Page: 1 OF 2
REC'D FOR REC 05/05/2000 9:45:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $925.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-20-2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Martin	Bank of America, N.A.	104-9-K-101
3818 West End Ave. #101	P.O. Box 57060	26W 10052
Nashville, TN 37205	Irvine, CA 92619-7060	

FOR AND IN 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,

ERIC ROSS KOVALSKY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW J. MARTIN AND WIFE, CYNTHIA L. MARTIN

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. 101, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Eric Ross Kovalsky and Debra Elise Spielvogel, joint tenants with right of survivorship by deed from Pamela Erickson Shaw and husband, Burrell Howard Shaw, of record in Book 10031, Page 306, Register's Office for Davidson County, Tennessee. The said Debra Elise Spielvogel having since died.

Unimproved ( )
This is improved (X) property known as 3818 WEST END AVE., #101, NASHVILLE, TN 37205
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 this 28th day of April, 2000

Eric Ross Kovalsky
ERIC ROSS KOVALSKY

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 Eric Ross Kovalsky, unmarried the bargainors 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 28th day of April, 2000.

Commission Expires: 5/26/02

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 _____, 20_____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of January, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

Notary Public