Box 52

Instr:200007030065999 Page: 1 OF 3
REC'D FOR REC 07/03/2000 2:10:13PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $899.10

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF June 2000

NOTARY PUBLIC Brenda A. Lehman
Notary Public
AT LARGE
MY COMMISSION EXPIRES 10/2003
(AFFIX SEAL)

BRENDA A. LEHMAN NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara A. Petersen (NAME)	First Union Mortgage Corporation (NAME)	104-9K-301.00CO
3818 West End Avenue, #301 (ADDRESS)	4300 Six Forks Road (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Raleigh, NC 27619 (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, Michael Kruklinski and wife, Christy L. Kruklinski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara A. Petersen and Robert F. Lewis

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit 301 on the Plan of The Montclair of record in Book 6900, page 954, and as set forth in Master Deed and By-Laws of record in Book 7332, page 380, as amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Kruklinski and wife, Christy, L. Kruklinski by deed from E.B. Robinson, Jr. and wife, Judy T. Robinson of record in Book 11730, page 19, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is executed on behalf of Michael Kruklinski and Christy L. Kruklinski by DeAnne Cotthoff as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit "A" to or on this instrument and incorporated herein by reference.

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue, #301, Nashville, TN 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 28th day of June, 2000

Michael Kruklinski by his attorney in fact DeAnne Cotthoff
Michael Kruklinski

Christy L. Kruklinski by her attorney in fact DeAnne Cotthoff
Christy L. Kruklinski

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

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 _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DeAnne Cotthoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Kruklinski and Christy L. Kruklinski, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Michael Kruklinski and Christy L. Kruklinski. WITNESS my hand and official seal at Brentwood, Tennessee, June 28, 2000.

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Brenda R. Lehman
Notary Public

My Commission Expires: 3/16/2003

EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, **DeAnne Cotthoff**, who made oath as follows:

1. That by appointments dated **June 9, 2000** which are recorded in the Register's Office for Williamson County, Tennessee, **DeAnne Cotthoff** was appointed as attorney-in-fact for **Michael Kruklinski and Christy L. Kruklinski**, ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 28th day of June, 2000

DeAnne Cotthoff

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that **DeAnne Cotthoff** whose name is signed to the foregoing writing bearing date of **June 30, 200**, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this **30th** day of **June, 2000**.

Notary Public

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/10/2003

PREPARED BY:
LEHMAN LAND TITLE, INC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027