PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (sk) Title No: 42274
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/01 12:53 2pgs
Fees:11.00 Taxes:200.50
20010411-0035780

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip E. Gaines 2929 Selena Drive, Unit J-132 Nashville, TN 37211	GMAC Mortgage Corporation 1801 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 119-14-A-132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ ~~53,300.00,~~ 54,190.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janice Apple, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip E. Gaines,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 132 of Kingswood Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit C to the Amended Master Deed of record in Book 5200, page 520 and Book 6058, page 520, respectively, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Janice Apple by deed from Inessa I. Sanovich and husband Victor M. Kopelevitch of record in Book 10303, page 191, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 520, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5552, page 732 and amended in Book 6058, page 320, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2929 Selena Drive, Unit J-132, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2001.

Janice Apple

Janice Apple

State of Tennessee
County of Davidson

On this 30th day of March, 2001, before me the undersigned authority, personally appeared **Janice Apple**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

My Commission Expires MAY 28, 2003

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~52,300.00~~ 54,190.00 — 14

Affiant

Sworn and subscribed before me on the 30th day of March, 2001.

My Commission Expires: _____ Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003