40-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43574
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/01/02 16:12 2pgs
Fees:13.00 Taxes:212.75
20020701-0079059

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joan M. Davis 2020 Beech Avenue, #A-1 Nashville, TN 37204	Bank of America 200 S. College Street Charlotte, NC 28255-0001

TAX MAP-PARCEL NUMBERS: 105-1-A-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$57,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracy M. Kulhan, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joan M. Davis** 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.A-1 of Beechtree Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "E" of record in Book 11174 page 284 as amended in Book 11680, Page 193 Register's Office for said County, 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 Tracy M. Kulhan, unmarried by deed from William F. Slack and wife, Donna J. Slack of record in Doc. No. 20001030-0107173, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 11174, Page 284 as amended in Book 11680, Page 193, 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.: All Matters shown on Plat Book 332, Page 130, said Register's Office; The provisions of the condominium Master Deed of record in Book 11174, page 284, as amended in Book 11680, Page 193, 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: 2020 Beech Avenue #A-1, Nashville, Tennessee 37204

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 26th day of June, 2002.

Tracy M. Kulhan

Tracy M. Kulhan

State of PA

County of Allegheny

On this 26th day of June, 2002 , before me the undersigned authority, personally appeared Tracy M. Kulhan , 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: 11-7-05

Judith A Weighley
Notary

Notarial Seal
Judith A. Weighley, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Nov. 7, 2005
Member, Pennsylvania Association of Notaries

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $57,500.00

Affiant

Sworn and subscribed before me this the 28th day of June, 2002

My Commission Expires: 11-30-2002

Notary Public

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires November 30, 2002