Box 27

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 · 7003 CHADWICK DR.
BRENTWOOD, TN 37072

BOOK 6663 PAGE 408

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.:
O'Fallon Rains	SAME	161-5-A
5370 Edmondson Pike A-3		2
Nashville, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, CALDWELL-MONTGOMERY PROPERTIES, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto O'Fallon Rains, hereinafter called (individually, or collectively, if more than one) the Grantee, Grantee's successors, heirs and assigns, a certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. A-3, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being a portion of the same property conveyed to Grantors herein by deed from Ira T. Adams of record in Book 6503, page 626, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for the following: (1) real estate taxes for 1985 which have been assumed by the Grantee; (2) limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated; (3) the terms, provisions, covenants, conditions and rights established by and contained in the Master Deed establishing Ashlawn Place Condominiums recorded in Book 6607, page 596; (4) easements for public utilities and anchor easements, and such other matters as may be shown on the plat of Ashlawn Place, as described on Exhibit A-2 of said Master Deed; (5) title to that portion of the premises lying within the boundaries of highways and roads; and (6) such liens against which Grantee's title insuror commits to insure Grantee from loss as provided in the title insurance policy given Grantee by Grantor.

IDENTIFICATION REFERENCE
Sep 24 1 39 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

09/24 141.44 CHECK
3 8 7 8 6
9973

AND GRANTOR further covenants and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective September 12, 1985.

CALDWELL-MONTGOMERY PROPERTIES

By:

David P. Caldwell

David P. Caldwell, Partner

By:

N. Eddie Montgomery

N. Eddie Montgomery, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David P. Caldwell & N. Eddie Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be a partner in Caldwell-Montgomery Properties, the within named bargainor, a partnership, and that David P. Caldwell and N. Eddie Montgomery as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by him self as partner.

Witness my hand and seal at Office in _____, this 12th day of September, 1985.

My Commission Expires: My Commission Expires March 8, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $******51,900.00*******.

O'Fallon Raine

Affiant

Witness my hand and seal at Office in Brentwood, this 12th day of September, 1985.

My Commission Expires: My Commission Expires March 8, 1989

Notary Public

This instrument was prepared by:
N. Eddie Montgomery, Attorney
7003 Chadwick Drive, Suite 140
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6663 PAGE 410

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

51900.00- CAMT.
134.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.44-
9773A09/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 7 8 6.

IDENTIFICATION REFERENCE

Sep 24 1 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175422

410