File in Box 12

BOOK 7493 PAGE 735

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 88.

Notary Public

MY COMMISSION EXPIRES: 10-1-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL SAVINGS & LOAN ASSN. 230 4TH AVE, NORTH NASHVILLE, TN,
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY LAMAR DENEEN (NAME)	METROPOLITAN FEDERAL SAV. & LOAN (NAME)	104-12-0-B-122.00
UNIT 301, 2110 PORTLAND AVE. (STREET ADDRESS OR ROUTE NUMBER)	230 4TH AVE. NORTH (STREET ADDRESS)	
NASHVILLE, TN 37212 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	

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, FAIRFAX DEVELOPMENT COMPANY and the assumption of a mortgage with Metropolitan Federal Savings and Loan *

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

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 a part of the Revised Plan of Ashley Place, as of record in Plat Book 6200, page 462, Register's Office for said County, the part hereby described being:

Unit 301-Parcel 122 of Building No. 2, as shown on said plan and as shown in and described by the Master Deed establishing a Horizontal Property Regime of Ashley Place Condominiums, of record in Book 6839, page 635, Register's Office for said County, and corrected in Book 6864, page 85, said Register's Office.

Being part of the same property conveyed to Fairfax Development Company by deed from Betty Porch Morris and husband G. Warren Morris and Nancy Porch Shields and husband Ben C. Shields of record in Book 6722, page 18, said Register's Office and by deed from John R. McMillen, Trustee of record in Book 6722, page 22, said Register's Office, and by deed from Lillian Ann Ussery, unmarried, of record in Book 6722, page 25, Register's Office for said County.

*Assocation in the original amount of $80,100.00 of record in Book 7491, page 925, Register's Office for Davidson County, Tennessee,

This conveyance is made subject to the 1988 taxes.

unimproved ( ) This is improved (XX) property, known as Unit 301, (House Number) 2110 Portland Avenue (Street) Nashville, TN (P.O Address) 37212 (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 my hand this 11th day of March, 1988

FAIRFAX DEVELOPMENT COMPANY
By: Frederic W. Stephenson
Frederic W. Stephenson, President

STATE OF TENNESSEE }
Davidson County }

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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 _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Frederic W. Stephenson

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Fairfax Development Company a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 19 88.

Wanda Tilt a Notary Public

Commission Expires 10-9-91

WANDA FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

FAIRFAX DEVELOPMENT COMPANY

TO

JEFFREY LAMAR DENEEN

13633

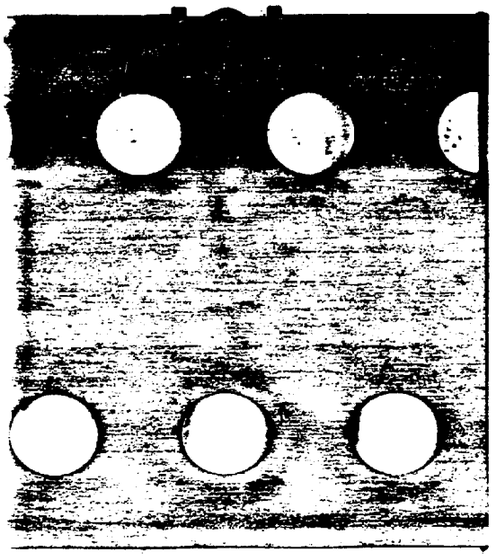
IDENTIFICATION REFERENCE

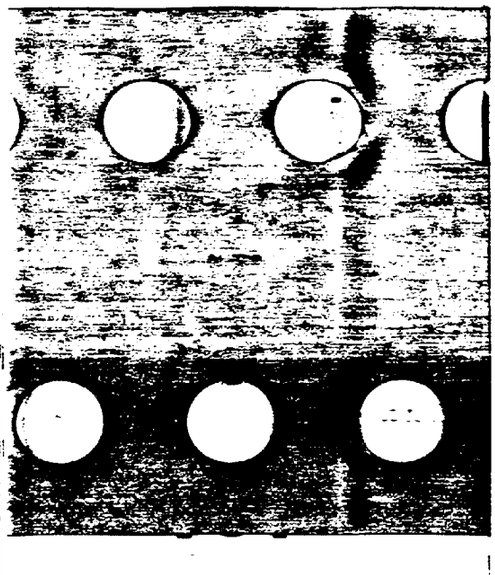
MAR 17 3 48 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7084 03/17 0101 03CHECK 258.22





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7493 PAGE 737

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	89900.00
CON TX	251.72
PRFEE	0.50
WDEED	6.00
TOTAL	258.22
CHECK	258.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7084

13633

IDENTIFICATION REFERENCE

MAR 17 3 48 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 71689