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Box 12 20824998

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Ramona J. Steffey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 19 88

Notary Public

MY COMMISSION EXPIRES: 07/17/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL S & L ASSN., P.O. BOX 995, NASHVILLE, TN 37202-9903
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RAMONA J.STEFFEY (NAME) | METROPOLITAN FEDERAL S & L ASSN (NAME) | 104120B125.00 |
| 2110 PORTLAND AVE.UNIT 304 (STREET ADDRESS OR ROUTE NUMBER) | P.O. BOX 995 (STREET ADDRESS) | 24W15367 |
| NASHVILLE, TN 37212 (CITY) (STATE) (P.O. ZIP) | NASHVILLE, TN 37202-9903 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAMONA J. STEFFEY, UNMARRIED

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 304, Parcel 125 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 reocrd 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.

This is ( ) unimproved ( X ) improved property, known as 2110 PORTLAND AVENUE, UNIT 304, NASHVILLE, TN 37212
(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 my hand this 9th day of JUNE, 19 88

FAIRFAX DEVELOPMENT COMPANY

BY Frederic W. Stephenson
FREDERIC W. STEPHENSON, PRESIDENT

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**STATE OF TENNESSEE**
**Davidson County**

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 9th day of JUNE, 1988

June E. Atkinson Notary Public

Commission Expires: 07/17/88

38893

WARRANTY DEED

FROM

IDENTIFY REFERENCE

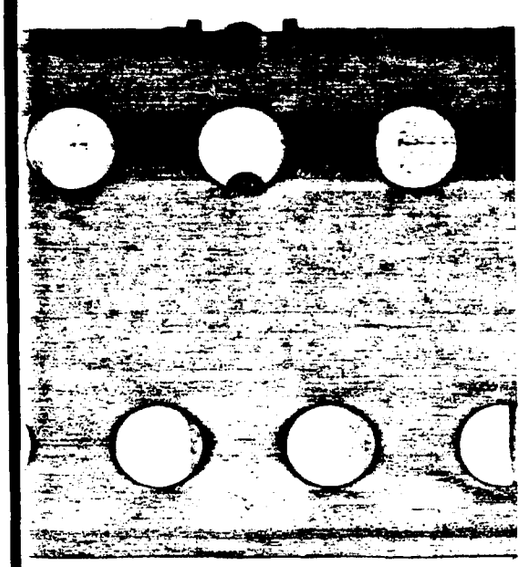
TO

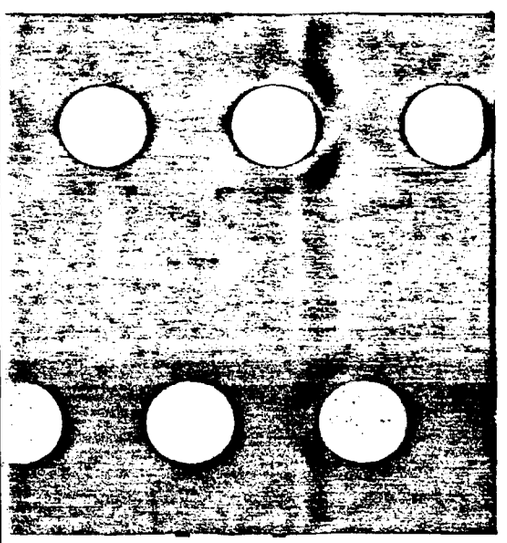
JUN 10 3 35 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

4170 06/10 0101 CKCHECK 241.10

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





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | 84500.00 |
| CON TX | 236.60 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 243.10 |
| CHECK | 243.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/10/88 01 15:34 0001 4170

3 8 8 9 3

IDENTIFICATION REFERENCE

JUN 10 3 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101022