BOOK 7626 PAGE 903 Box 12

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Pam Whitworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 19 88

Regina D. King
Notary Public

MY COMMISSION EXPIRES: 10-9-91
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN., 230 4th AVENUE, NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHYLLIS E. FRUS	METROPOLITAN FEDERAL S & L ASSN	104-12-B-115.00 CO
(NAME) 2110 PORTLAND AVE. UNIT 104	(NAME) 230 4th AVENUE, NORTH	24W-15357
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37212 (CITY) (STATE) (P.O. ZIP)	(STREET ADDRESS) 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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHYLLIS E. FRUS, 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, apge 462, Register's Office for said County, the part hereby described being:

UNIT 104-Parcel 115 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.

AUG 15 3 17 PM '88

INSTRUMENT PREPARED

5 8 8 5 5

This is unimproved / X improved property known as 2110 Portland Ave. Unit 104, Nashville, TN 37212
(unimproved) (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. Whenever 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 12th day of AUGUST, 19 88

FAIRFAX DEVELOPMENT COMPANY

Frederick 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 12th day of AUGUST, 19 88.

Regina D. King Notary Public

Commission Expires 10-9-91

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

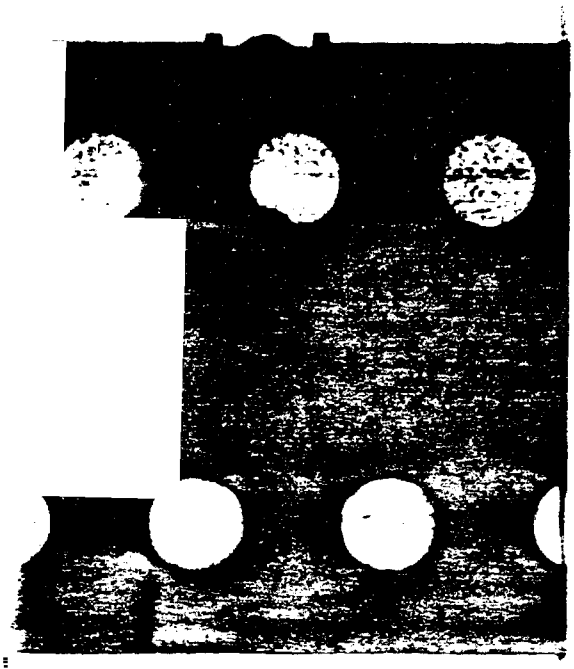
TO

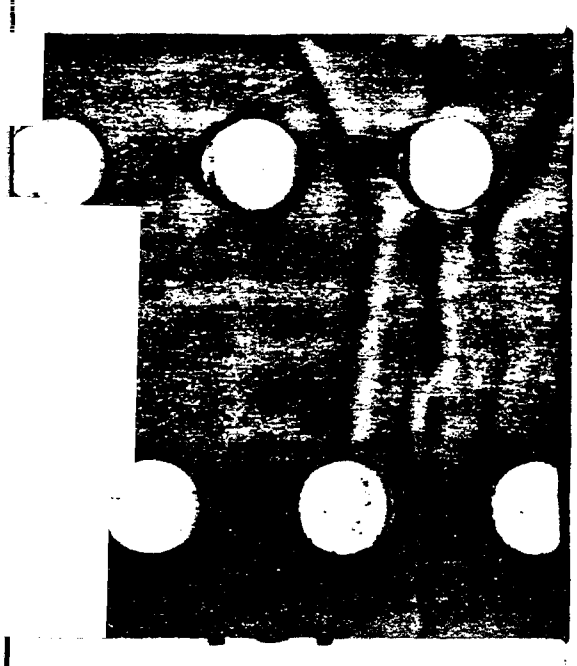
Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

08-273

7236 08/15 0101 03CHECK





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58855

IDENTIFICATION REFERENCE

AUG 15 3 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE

CAMT	81000.00
CON TX	267.30
PRFEE	0.50
WDEED	6.00
TOTAL	273.80
CHECK	273.80

08/15/88 01 15:18 0001 7236

No. 123789