mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

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Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.:
Franklin H. Ashe	Metropolitan Federal	147-3-B
370 Wallace Road, F-7	Savings & Loan	Parcel 10
Nashville, TN 37211	230 4th Avenue North	
	Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, KIRKMAN SUTHERLAND, a single person, ("Grantor") has this day bargained and sold, and does hereby transfer and convey to FRANKLIN H. ASHE ("Grantee"), his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

Unit No. F-7 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth is Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Kirkman Sutherland, a married person, by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6598, page 791, Register's Office for Davidson County, Tennessee. And being further conveyed to Kirkman Sutherland by deed from Linda Graves Sutherland conveying any marital interest she may have in said property of record in Book 7750, page 242, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit F-7, Southern Hills Condominiums, 370 Wallace Road, Nashville, TN 37211.

THIS conveyance is subject to a Deed of Trust of record in Book 6598, page 794, Register's Office for Davidson County, Tennessee of which Grantee hereby assumes the unpaid principal balance; also subject to 1989 taxes which have been prorated and assumed by the Grantee, Sewage easement of record in Book 4435, page 29, said Register's Office, and the Master Deed, By-Laws and Plat of Southern Hills Condominiums of record in Book 6594, page 502, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those exceptions listed above.

GRANTEE, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instrument creating Southern Hills Condominums and Southern Hills Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Southern Hills Condominium Association, Inc. in connection with Southern Hills Condominiums. Grantee specifically consents to the terms and conditions of of the paragraph of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment of lien.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and bind himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 19th day of May, 1989.

Kirkman Sutherland
KIRKMAN SUTHERLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3807 05/23 0101 03CHECK 134.21

On this 19th day of May, 1989, before me personally appeared KIRKMAN SUTHERLAND to me known, or proved to me on the basis of satisfactory evidence, to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission expires:
11-10-91

Barbara M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,671.38.

Kirkman Sutherland
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 19th DAY OF May, 1989.

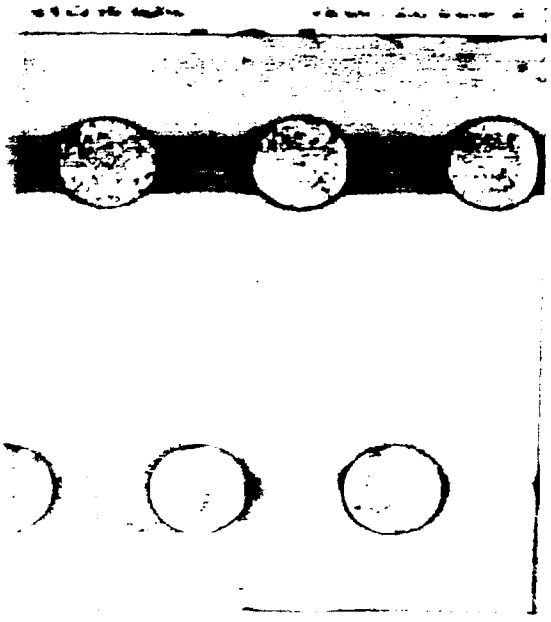
Barbara M. Davenport
NOTARY PUBLIC

My Commission Expires: 11-10-91

35129

IDENTIFICATION REFERENCE

May 23 10 24 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

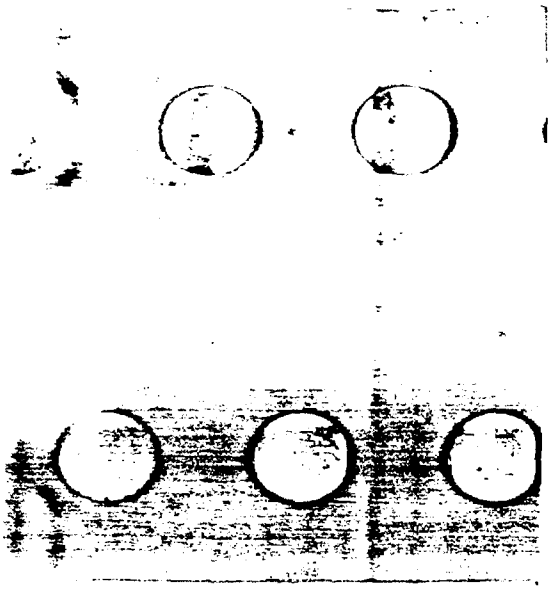
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 38671.38
CON TX 127.71
PRFEE 0.50
WDEED 6.00
TOTAL 134.21
CHECK 134.21
05/23/89 01 10:24 0001 8807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



35129

IDENTIFICATION

MAY 23 10 24 AM '89

FELIX Z. WILSON II
DAVIDSON COUNTY

No. 212192