FROM: ELGENIA MARSHALL

TO: J. CRISPIN ASHWORTH

THIS INSTRUMENT PREPARED BY: Title Box 6
DEARBORN & EWING, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1200
414 UNION STREET
NASHVILLE, TENNESSEE 37219-1777

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
J. Crispin Ashworth	SAME	Map 116-8-A
17 Washington Park		Parcel 17
Nashville, Tn 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $227,500.00.

Affiant

Subscribed and sworn to before me, this the 6th day of April, 1992.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Elgenia Marshall, an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto J. Crispin Ashworth, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved or improved property known as 17 Washington Park, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 6th day of April, 1992.

Elgenia Marshall

Elgenia Marshall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elgenia Marshall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of April, 1992.

Carol R. Lange

NOTARY PUBLIC

NOTARY PUBLIC LANGE STATE

My Commission Expires: 3/27/93

99222

IDENTIFICATION REFERENCE

APR 6 12 33 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Sugartree, Phase I, of record in Book 4675, pages 141 and 142, as amended, Register's Office for said County, and described as follows:

Beginning at a point in the northwesterly margin of Washington Park, an access, parking, public sanitary sewer, and water easement, said point being the common front corner of Lots 17 and 18; thence with the margin of said Washington Park, southwestwardly 35.00 feet to a point; thence westwardly around a curve, 39.27 feet to a point in the northeasterly margin of Concord Park Road, an access, public sanitary sewer, and water easement; thence with the margin of said Concord Park Road, northwestwardly 60.00 feet to a point; thence northwardly around a curve, 23.562 feet to a point in the southeasterly margin of an access, public sanitary sewer, and water easement; thence with the margin of said easement; northeastwardly 45.00 feet to a point, said point being the common rear corner of Lots 17 and 18; thence with the line between Lots 17 and 18, southeastwardly 100.00 feet to the point of beginning.

Being the same property conveyed to Clifton H. Marshall and wife, Elgenia Marshall by deed from Josephine D. Walker Meador and husband, Robert H. Meador of record in Book 5841, page 310, Register's Office for Davidson County, Tennessee. The said Clifton H. Marshall having since died.

The above-referenced property is conveyed subject to the following;

1. 1992 Metropolitan Government taxes.

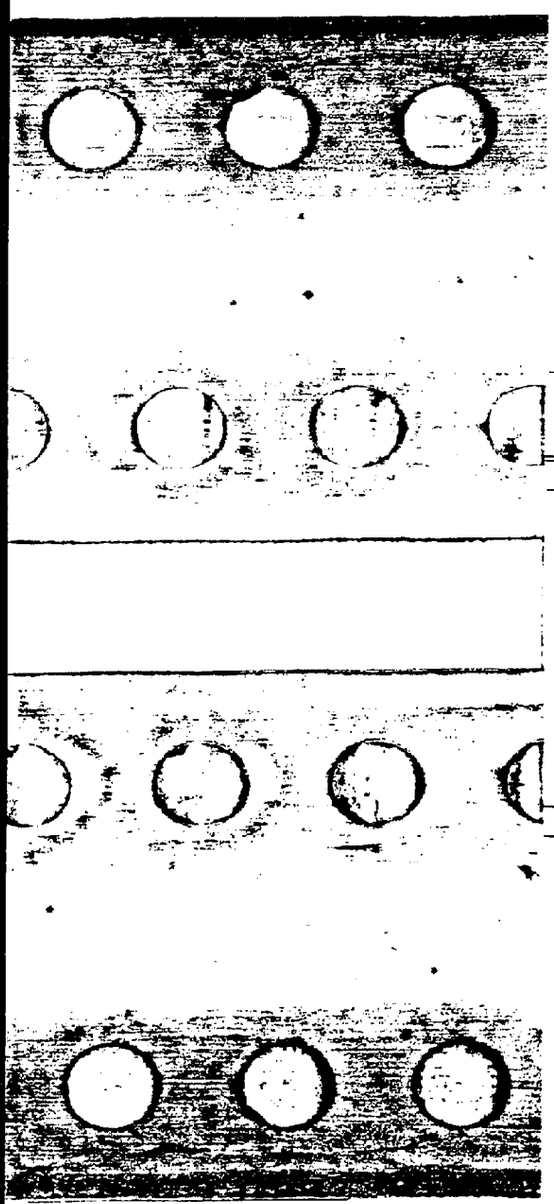
2. Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as amended in Book 4874, page 473, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, as made applicable in Book 5087, page 220, and further amended in Book 5152, page 401, Book 5514, page 138, and Book 5691, page 61, said Register's Office.

3. All matters as shown on the plan of record in Book 4675, pages 141 and 142, as amended in Book 4869, page 686, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, said Register's Office.

4. Easements affecting common area of record in Book 3400, page 63, Book 4005, page 367, and Book 7061, page 100, said Register's Office.

5. Rights of others in and to the common areas.

7686 04/06 0101 03CHECK 851.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8594 PAGE 537

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	227500.00
			CON TX	841.75
			PRFEE	1.00
			WDEED	9.00
			TOTAL	851.75
			CHECK	851.75
04/06/92	01		12:37 0001	7686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9922 2

IDENTIFI REFERENCE

APR 6 12 38 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 518575