CAW
Box C

BOOK 8662 PAGE 180

FROM: J. CRISPIN ASHWORTH AND WIFE, SARAH FLEMING ASHWORTH

TO: MASON RUDOLPH AND WIFE, CAROL G. RUDOLPH

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

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mason Rudolph and wife,	SAME	Map 116-8-A
Carol G. Rudolph		Parcel 17
17 Washington Park		
Nashville, TN 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Mason Rudolph
Affiant

Subscribed and sworn to before me, this the 26 day of June, 1992.

Carol A. Wilson
Notary Public

My Comm. Expires: 1/23/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, J. Crispin Ashworth and wife, Sarah Fleming Ashworth, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Mason Rudolph and wife, Carol G. Rudolph, hereinafter called "GRANTEES", their 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 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 our hands this 26th day of June, 1992.

J. Crispin Ashworth by
Sarah Fleming Ashworth
as attorney-in-fact

J. CRISPIN ASHWORTH BY
SARAH FLEMING ASHWORTH
AS ATTORNEY-IN-FACT

Sarah Fleming Ashworth

SARAH FLEMING ASHWORTH

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 Sarah Fleming Ashworth, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of J. Crispin Ashworth, the bargainor, and acknowledged that she executed the same as the free act and deed of said J. Crispin Ashworth for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of June, 1992.

Carol A. Wilson

NOTARY PUBLIC

My Commission Expires: 1-23-93

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 Sarah Fleming Ashworth, 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 26 day of June, 1992.

Carol A. Wilson

NOTARY PUBLIC

My Commission Expires: 1-23-93

EXHIBIT A BOOK 8662 PAGE 162

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 J. Crispin Ashworth by deed from Elgenia Marshall, an unmarried person of record in Book 8594, page 534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

1. 1992 Metropolitan Government taxes -- a lien but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions executed by Sugartree Properties, Inc., 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 an 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 the common area of record in Book 3400, page 63, Book 4005, page 367, and Book 7061, page 100, said Register's Office.

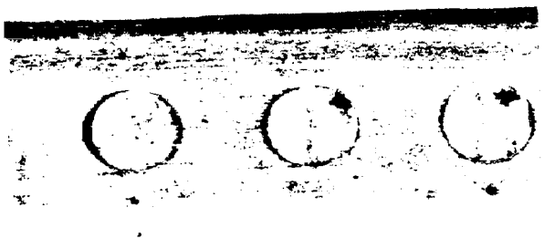
5. Rights of others in and to the common areas.

5518 06/26 0101 03CHECK 1027.50

23105

IDENTIF. REFERENCE

JUN 26 3 28 PM '92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

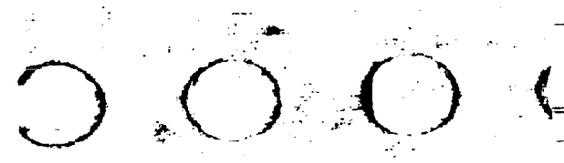
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8662 PAGE 183



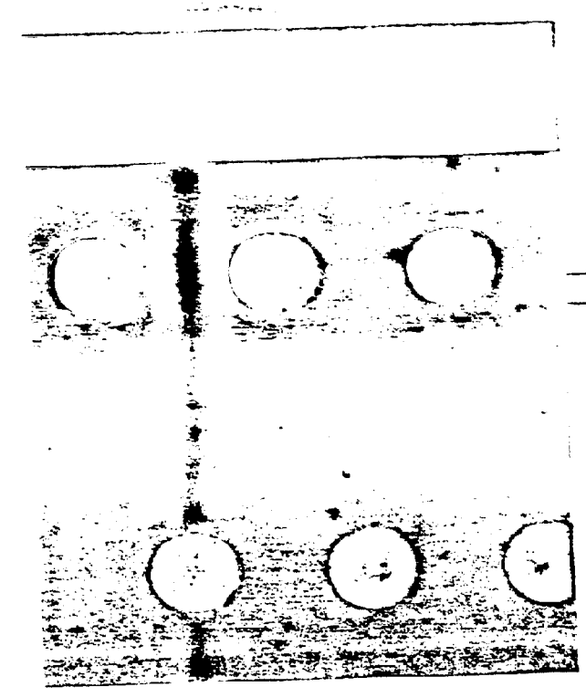
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 9.00
TOTAL 1027.50
CHECK 1027.50

06/26/92 01 15:28:00 01 5518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23105

IDENTIF. REFERENCE

JUN 26 3 28 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 545219