PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31958)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 45100.00

Kelli M Sullivan
Affiant

Sworn and subscribed before me this
2nd day of July, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Kelli M. Sullivan
210 Old Hickory Blvd #17
Nashville, TN 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle
Fairfax, VA 22033

MAP-PARCEL NUMBERS
142-4-A-17

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Karleen Ashby and spouse, Darcy Ashby,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelli M. Sullivan, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium in Davidson County, Tennessee, being Unit No. 17 on the plan of Belle Forest, of record in Book 5200, page 167, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same premises conveyed to Karleen R. Perry, unmarried, by deed from Thomas C. Scott, Trustee, of record in Book 5457, page 821, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws, which contain Restrictive Covenants and other matters of record in Book 5438, page, 669, Book 6082, page, 866, all in the Register's Office for said County.

This instrument is executed on behalf of Karleen Ashby and Darcy Ashby, by Beverly Crabtree as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

26705

IDENTIF. REFERENCE

JUL 10 12 30 PM '92

FELICIA [illegible] REGISTER
DAVIDSON COUNTY TN.

4549 07/10 0101 03CHECK 175.87

This is improved property, known as: 210 Old Hickory Blvd #17, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of July, 1992.

Karleen Ashby by

Karleen Ashby, By: Beverly Crabtree, Atty-In-Fact

Beverly Crabtree Attorney in fact

Darcy Ashby by

Darcy Ashby, by Beverly Crabtree, Atty-in-Fact

Beverly Crabtree Attorney-in-fact

State of Tennessee
County of Davidson

On this 2nd day of July, 1992, before me the undersigned authority, personally appeared Beverly Crabtree, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/24/92

Notary Public

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 **Beverly Crabtree**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Karleen Ashby and Darcy Ashby**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of July, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: Karleen Ashby

TO: Kelli M. Sullivan

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Beverly Crabtree, Affiant

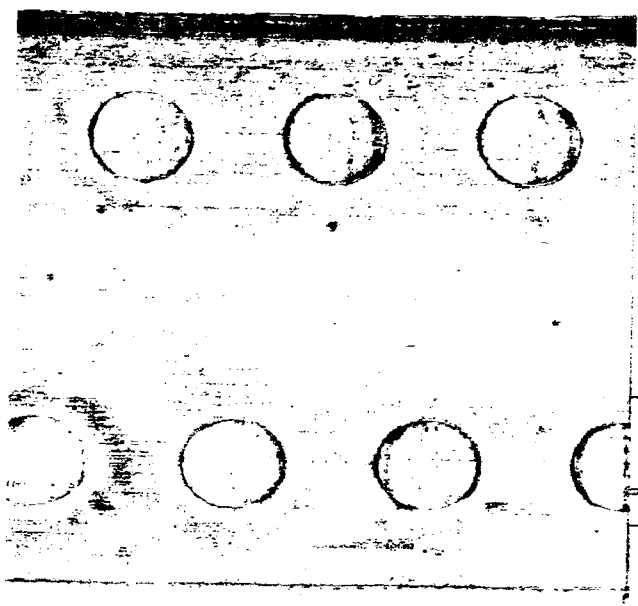
Sworn to and subscribed before me this

2nd day of July, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

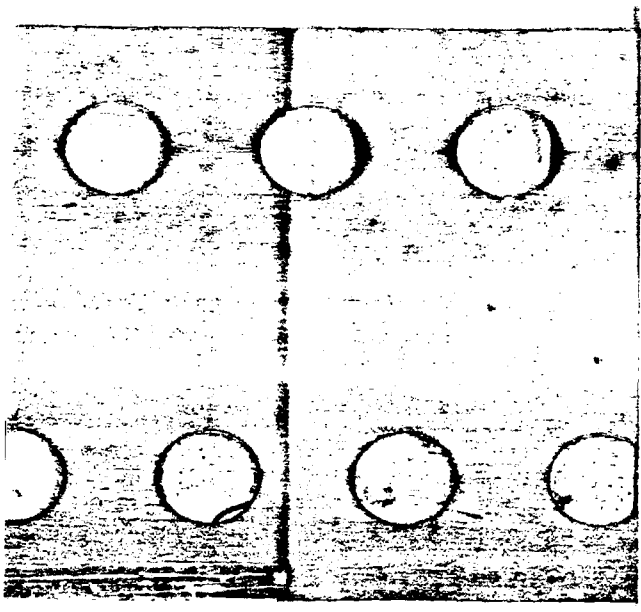
RECEIVED OF _____

FOR _____

BOOK 8673 PAGE 579

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	45100.00
CON TX	166.87
PRFEE	1.00
WDEED	8.00
TOTAL	175.87
CHECK	175.87

07/10/92 01 12:30 0001 454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26705

IDENTIF. REFERENCE

JUL 10 12 30 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 549305