G#9908-1

Box 14

BOOK 9287 PAGE 475

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael W. Hammond 2107 Fairfax Avenue Nashville, TN 37212	Margaretten & Company, Inc. One Ronson Road Iselin, NJ 08830	Map 104-12-B Parcel 109

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Charles Scott Long, married (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Michael W. Hammond, unmarried, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 301, Building No. 1, and Parcel 109, of Ashley Place Condominium Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6839, page 635, and corrected in Book 6864, page 85, 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 said Master Deed. Reference is hereby made to the Revised Condominium Site Plan of Ashley Place, as of record in Book 6200 page 462, in said Register's Office, for a more complete indentification and description of such Unit.

Being the same property conveyed to Charles Scott Long, unmarried by Warranty Deed from Fairfax Development Company of record in Book 6926, page 172, and re-recorded in Book 7491, page 941, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the provisions and requirements in the Master Deed of record aforementioned; the By-Laws for the administration thereof, of record in Book 6839, page 649, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertaking contained in the Master Deed establishing a Horizontal Property Regime of University Square Condominium Apartments; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Ann Long wife of Charles Scott Long joins in the conveyance to convey any interest she may have in the subject real property particularly any marital interest.

This is property commonly known as 2107 Fairfax Avenue, Nashville, TN 37212.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $89,500.00
[
[Affiant
[
[Subscribed and sworn to before me this
[18th day of March, 1994.
[
[Notary Public
[
[My Commission Expires 9/16/95

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same are unencumbered except as set forth hereinabove.

5127 03/23 0101 03CHECK 340.15

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of March, 1994.

Charles Scott Long

Anne Long

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN.
94 MAR 23 PM 12:15

30844

IDENTIF. & REFERENCE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Scott Long and wife, Ann Long, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of March, 1994.

Notary Public

My Commission Expires: 9/16/95

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFTER RECORDING, RETURN TO:
Chernau, Milam & Weiss, P.C.
5115 Maryland Way, 2nd Floor
Brentwood, TN 37027

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 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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 8.00
TOTAL 340.15
CHECK 340.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5127

30844
IDENTIF. ← REFERENCE

94 MAR 23 PM 12: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 770447