STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 95

Notary Public

(MY COMMISSION EXPIRES: 5/23/95)

(NOTARIAL SEAL)

JACQUELINE FRANCES LARGBARD NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

My Commission Expires May 23, 1995

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Ermlich (NAME)	PNC Mortgage Corporation of (NAME)	104-12-B
2110 Portland Avenue, #204 (ADDRESS)	440 North Fairway Drive (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard D. Bird, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Ermlich, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being a part of the Revised Plan of Ashley Place, of record in Plat Book 6200, page 462, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Unit 204, Parcel 120 of Building No. 2, as shown on said pland and as shown in and described by the Master Deed establishing a Horizontal Property Regime of Ashley Place Condominiums, of record in Book 6839, page 635, Register's Office for said County, and corrected in Book 6864, page 85, said Register's Office.

Being the same property conveyed to Richard D. Bird, Jr., unmarried, by deed from Fairfax Development Company, of record in Book 7564, Page 390, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6200, page 462; Master Deed of record in Book 6839, page 635, corrected in Book 6864, page 85; By-Laws in Book 6839, page 649; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2110 Portland Avenue, #204, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs 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 my hand this 19th day of May 19 95

Richard D. Bird, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9678 PG 641

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Bird, Jr., unmarried

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 19 95.

Commission expires 5/28/95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires May 28, 1995

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

3572 05/23 0101 03CHECK 318.10

WARRANTY DEED

FROM

Richard D. Bird, Jr.

TO

Mark Ermlich

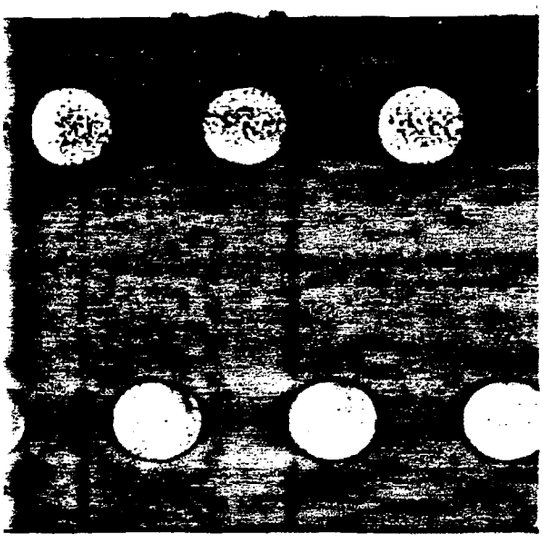
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. ↑ REFERENCE 0063056

95 MAY 23 AM 9:43

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

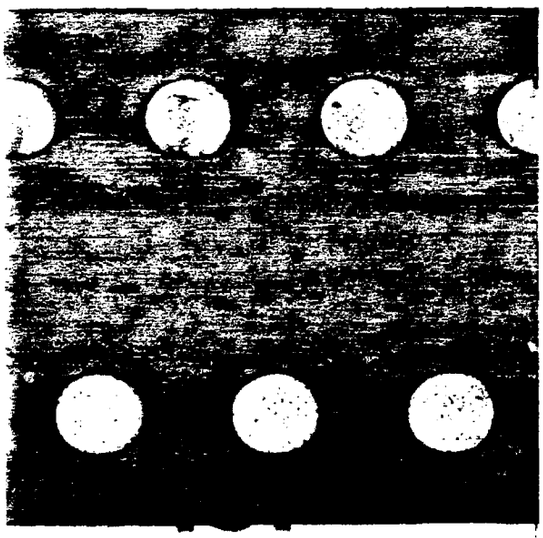
RECEIVED OF _____

FOR _____

BOOK 9678 PG 642

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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

05/23/95 01 09:44 0001 3572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0063056
IDENTIF. ↑ REFERENCE

95 MAY 23 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912915