File #13192
Box 9B
First Title & Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9728 PG 731

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROBERTA M. CIUFFO	FIRST AMERICAN NATIONAL BANK	131-6-G
(NAME)	(NAME)	
509 Ashlawn Court	First American Center	509
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37237	7DA92726
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, JEFFREY R. VANINWEGEN AND WIFE, VICTORIA A. POLITO VANINWEGEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERTA M. CIUFFO, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Unit No. 509, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11 Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey R. VanInwegen and Victoria A. Polito by deed from S.L.A. Service Corporation, a Kentucky corporation of record in Book 8688, page 950, said Register's Office. The said Jeffrey R. VanInwegen and Victoria A. Polito having since married.

This conveyance is made subject to: (1) 1995 Taxes which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6326, page 588, Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120 and Book 7076, page 691, Book 7076, page 696, amended in Book 7308, page 859; (3) Charters of record in Book 7154, page 239, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, and Book 6665, page 1, amended in Book 6921, page 210; (4) Easements of record in Book 3702, page 250, Book 4298, page 491; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416; (6) All matters appearing on the plan of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 509 Ashlawn Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 10th day of July, 19 95

Jeffrey R. Vaninwegen by

JEFFREY R. VANINWEGEN
BY: GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Victoria A. Polito Vaninwegen by

VICTORIA A. POLITO VANINWEGEN
BY: GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9728 PG 732

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., with whom I am personally acquaitned, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JEFFREY R. VANINWEGEN AND WIFE, VICTORIA A. POLITO VANINWEGEN and is authorized by the said JEFFREY R. VANINWEGEN AND WIFE, VICTORIA A. POLITO VANINWEGEN to execute this instrument on their behalf.

Witness my hand, at Office, this 10th day of July, 1995.

Notary Public

My Commission Expires:
5/23/98

95 JUL 12 AM 9:58
DAVIDSON COUNTY, TN. REGISTER

00783110

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 95

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

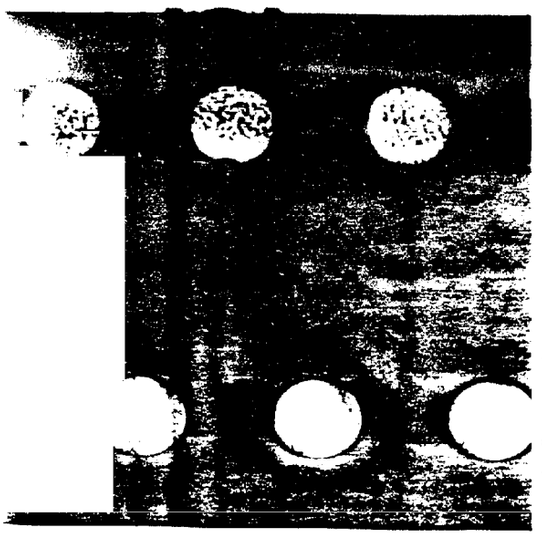
WARRANTY DEED

FROM JEFFREY R. VANINWEGEN AND WIFE, VICTORIA A. POLITO VANINWEGEN

TO ROBERTA M. CIUFFO

0236 07/12 0101 CSCHECK 452.25

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

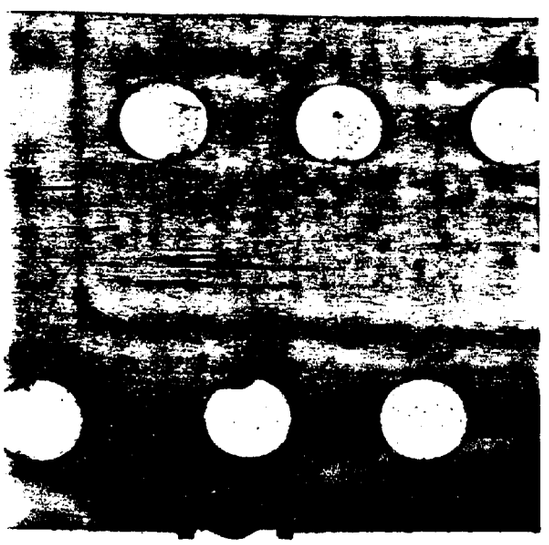
RECEIVED OF _____

FOR _____

BOOK 9728 PG 733

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
122500.00
CON TX 453.25
PRFEE 1.00
WDEED 8.00
TOTAL 462.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 462.25

07/12/95 01 10:00 0001 0286

0078310
IDENTIFICATION REFERENCE

95 JUL 12 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929407