First Title & Escrow Co., Inc. **WARRANTY DEED**
#13584
Box # 9B

THIS INSTRUMENT PREPARED BY

BOOK 9904 PG 851

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LAURA ABNEY HAGAN (NAME)	NEW OWNER (NAME)	131-6-G
206 Ashlawn Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	206.00 CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA92495

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,
RITA REASONS , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA ABNEY HAGAN , 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. 206, 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, & 11 Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Pawlawski and wife, Rita R. Pawlawski by deed from Burton Capital Corporation, a Kentucky corporation of record in Book 8373, page 987, said Register's Office. Charles E. Pawlawski and Rita R. Pawlawski having since divorced by final decree in the Fourth Circuit Court, Docket No. 92D 1961 dated August 26, 1992. Charles E. Pawlawski has since conveyed his interest to Rita Reasons, formerly Rita R. Pawlawski, by quitclaim deed of record in Book 8756, page 542, Register's Office for Davidson County, Tennessee. Rita R. Pawlawski having her name restored to Rita Reasons.

This conveyance is made subject to: (1) Restrictions of record in Book 6517, page 522 amended in Book 6778, page 536, Book 6911, page 120 and Book 7076, page 691; (2) 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; (3) Restrictions of record in Book 7076, page 696 amended in Book 7308, page 859; (4) Easements of record in Book 3702, page 250 and Book 4298, page 491; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416, and (6) All matters appearing on the plan of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 206 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 27th day of December, 19 95

Rita Reasons
RITA REASONS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9901 PG 852

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RITA REASONS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of December 19 95.

My commission expires 12/20/96 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 _____

IDENTIF. ↑ REFERENCE 0136861

95 JAN -2 AM 10:08
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,500.00

Laura G. Hagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 95

MY COMMISSION EXPIRES: 11/21/98
(AFFIX SEAL)

Notary Public

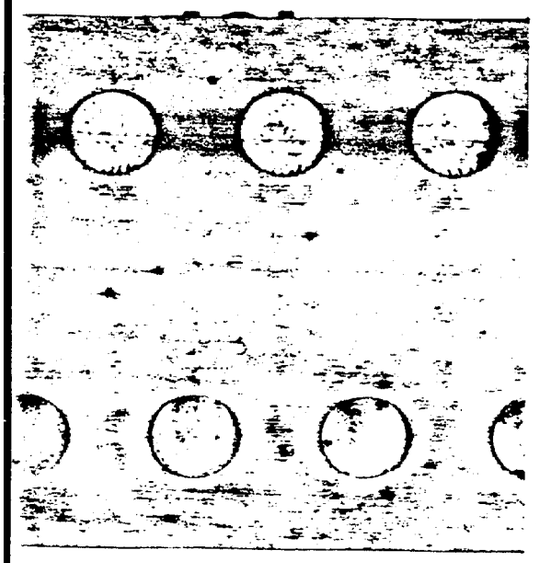
WARRANTY DEED

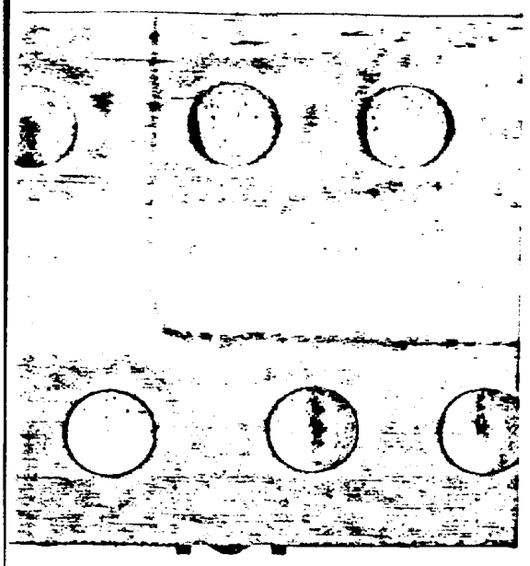
FROM RITA REASONS

TO LAURA ABNEY HAGAN

3502 01/02 0101 02CHECK 525.15

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 9901 PG 853

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	
	139500.00
CON TX	516.15
PRFEE	1.00
WDEED	8.00
TOTAL	525.15
CHECK	525.15

01/02/96 01 10:08 0001 3502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136861
IDENTIF. ↑ REFERENCE

96 JAN -2 AM 10:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 991874