This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10010 PG 424

ADDRESS NEW OWNER:
Allen M. LeBlanc
109 Ashlawn Court
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Signet Mortgage Corporation
P. O. Box 27403
Richmond, VA 23261-7403

MAP AND PARCEL:
MAP 131-6
GROUP G
PARCEL 109 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Terry R. Quillen, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Allen M. LeBlanc, an unmarried person, hereinafter called the Grantee, his 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 109 of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee code Annotated, and as established by a Master Deed, of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set froth in Exhibit C of said Master Deed. Reference is hereby made to Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Terry R. Quillen, by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 7692, page 541, Register's Office of Davidson County, Tennessee.

This is improved property known as 109 Ashlawn Court, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS, WHICH IS ATTACHED TO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allen M. LeBlanc, an unmarried person, his heirs and assigns, forever; and I, Terry R. Quillen, an unmarried person, do covenant

with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of March, 1996.

Terry R. Quillen

BOOK 10010 PG 425

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry R. Quillen, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of March, 1996.

NOTARY PUBLIC

My Commission Expires:
Nov. 20, 1997

B. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 115,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of March, 1996.

Stephanie A. Glenn
NOTARY PUBLIC
My Commission Expires: 11-18-1997

1. Taxes for 1996: A lien, but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691 and Book 7146, page 188, Register's Office for Davidson County, Tennessee.

4. Sanitary sewer and/or storm drainage easement of record in Book 3702, page 250, in said Register's Office.

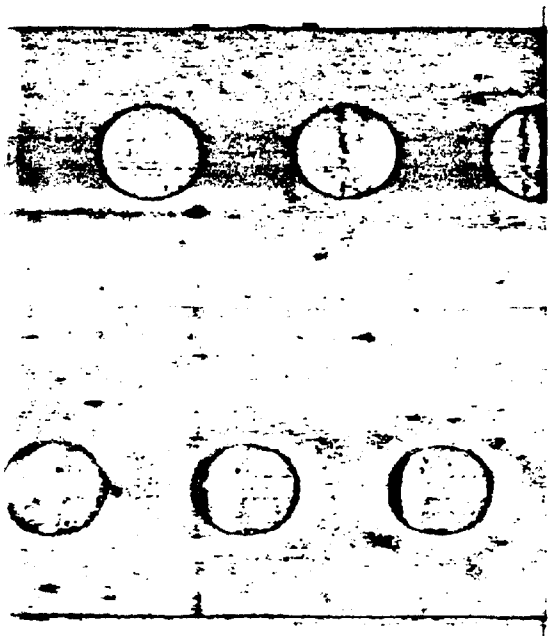
5. Open Space Agreements of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416, said Register's Office.

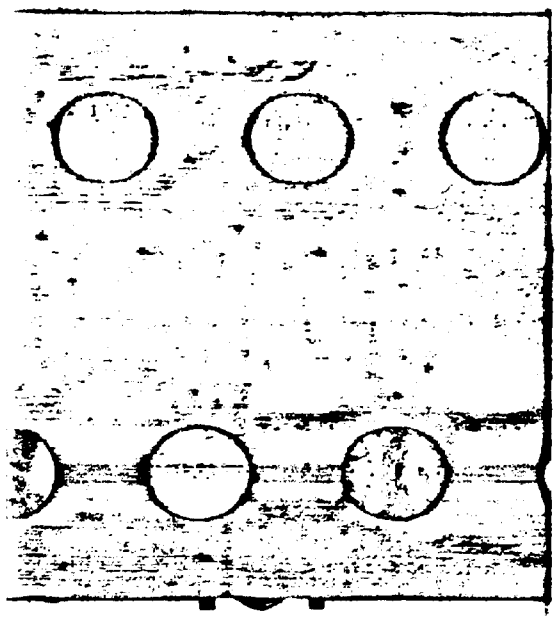
6. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and any other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills Village of Ashlawn, as of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee.

7. All matters as shown on the plan of record in Book 6250, page 649, and revised in Book 7076, page 739, and in Book 7308, page 863, Register's Office for Davidson County, Tennessee.

8. Subject to rights of others in and to the common areas/elements.

0169599
IDENTIF. & REFERENCE
96 APR 10 AM 9:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
8606 04/10 0101 03CHECK 438.50





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

RECEIVED OF _____

FOR _____

BOOK 10010 PG 427

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 115000.00	
			CON TX 425.50	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 438.50	
			CHECK 438.50	
04/10/96	01	09:31 0001		8606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169599
IDENTIF. ↑ REFERENCE

96 APR 10 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026587