| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| W. O. Ferrell, Jr.<br>4303 Ashley Park Dr.<br>Nashville, TN 37205 | New Owner | Map 116-3<br>Parcel 24 |

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, I, Phillip A. Abston, (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto W. O. Ferrell, Jr., (the "Grantees"), Grantees' 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. 4303, as shown on the Plan of Ashley Park, as established by a Master Deed of record in Book 7128, page 29, 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 Exhibit E of said Master Deed. Reference is hereby made to the Plat of Ashley Park Condominium set forth in Exhibit B of said Master Deed for a more complete description of said unit.

Being the same property conveyed to Phillip A. Abston, unmarried by Deed from Enterprise Development Corporation of record in Book 7405, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record, all matters as set forth in the Master Deed of record in Book 7128, page 29, and any and all other matters, whether or not of record.

This is improved property commonly known as 4303 Ashley Park Drive, Nashville, TN 37205.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $154,900.00.

Affiant

Subscribed and sworn to before me this 6th day of August, 1994.

Notary Public

My Commission Expires 1-24-98

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 is unencumbered except as set forth hereinabove.

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 Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of August, 1994.

Phillip A. Abston

STATE OF ~~TENNESSEE~~ Colorado}
COUNTY OF ~~DAVIDSON~~}

2234 07/08 0101 03CHECK 582.13

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip A. Abston, 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.

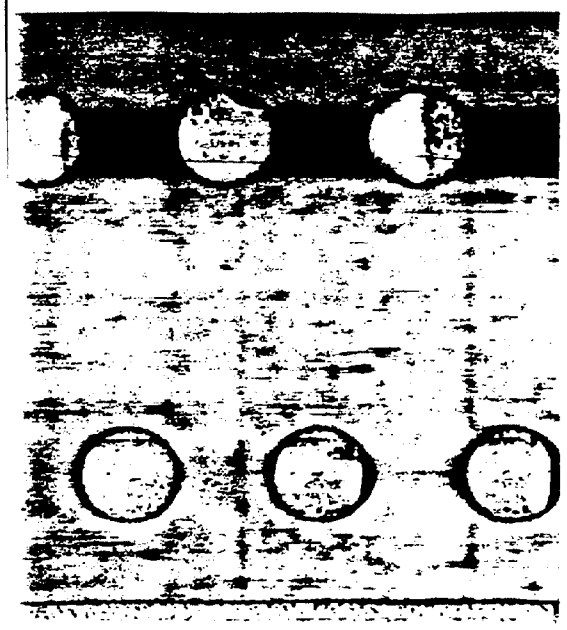
WITNESS my hand and official seal at ~~Nashville~~, ~~Tennessee,~~ this 5 day of August, 1994.

Terry L. Vigil
Notary Public

My Commission Expires: Sept 3, 1996

TERRY L. VIGIL NOTARY PUBLIC STATE OF COLORADO

0200839
IDENTIF. & REFERENCE



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

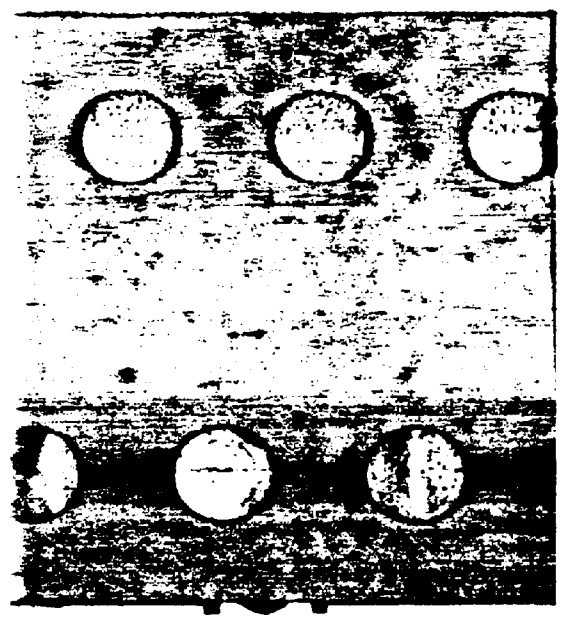
**RECEIVED OF** _____

**FOR** _____

BOOK 10113 PG 45

| | | |
|---|---|---|
| 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 154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
TOTAL 582.13
~~582.13~~

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0200839
IDENTIF. ↑ REFERENCE

96 JUL -8 AM 10:04

DAVIDSON CO. TN.

**No.** 1059955