FROM: Everett Randall Henderson, III BOOK 10124 PG 549

TO: A. S. Mann, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
A. S. Mann, LLC c/o S. Fleming Wilt 3818 West End Ave.,#308,Nashville,Tn. 37205	SAME	Map 104-11-M Parcel 1

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 1995.

Notary Public

My Comm. Expires: 9-28-98

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Everett Randall Henderson, III, hereinafter called "GRANTOR", have bargained and sold, and by my presents do transfer and convey unto A. S. Mann, LLC, hereinafter called "GRANTEE", its successors 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. 1, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horizontal property regime established by Master Deed, of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.
>
> Being the same property conveyed to Everett Randall Henderson, III, by deed from Leo M. Wyrsch and wife, Doris Ann Wyrsch, of record in Book 8124, page 88, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1996 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of The Chardonnay Condominiums, and the By-Laws appended thereto, of record in Book 6789, page 462, said Register's Office.

3. Rights of others in and to the common elements.

This is improved property known as 2115 Acklen Avenue #1, Nashville, Tn. 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Anita S. Henderson joins in the execution of this instrument solely for the purpose of conveying whatever marital rights she has in the subject property as the spouse of Everett Randall Henderson, III.

WITNESS our hands this 15th day of July, 1996.

Everett Randall Henderson III
Everett Randall Henderson, III

A S Henderson
Anita S. Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett Randall Henderson, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 15th day of July, 1996.

Tina J. Brown
NOTARY PUBLIC

My Commission Expires: 9-26-98

02047211
IDENTIF. & REFERENCE
96 JUL 17 PM 4:17
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

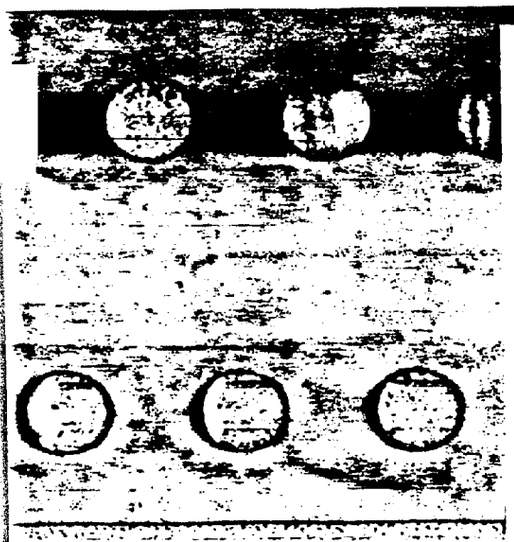
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita S. Henderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

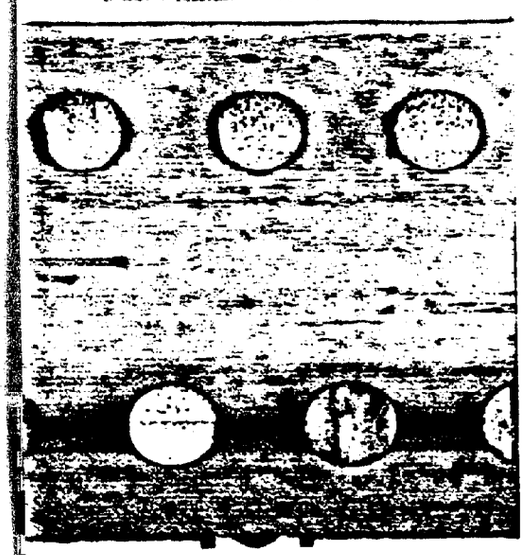
Witness my hand and seal, at office in Nashville Tennessee, this the 15th day of July, 1996.

Tina J. Brown
NOTARY PUBLIC

My Commission Expires: 9-26-98

96/07/17 01:01 PM CHECK 297.60





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

RECEIVED OF _____

FOR _____

BOOK 10124 PG 551

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 78000.00
				CON TX 288.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 297.60
				CHECK 297.60
			07/17/96 01	16:18 0001 6469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02047211 IDENTIF. ◄ REFERENCE

96 JUL 17 PM 4:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 1064123