This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER:
Mary Jennifer Harwell
523 Armistead Place
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 116-12D
PARCEL 523

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mary Ann Abernathy, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Jennifer Harwell, unmarried , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING a certain condominium apartment in Davidson County, Tennessee, being Unit No. 523 on the plan of Burlington Condominium, Building 2, Phase II, of record in Book 6250, Page 96, Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Mary Ann Abernathy , by deed from David Wiley Cook and wife, Jeanine S. Cook of record in Book 8634, Page 725, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Burlington Condominium, as of record in 6250, Page 96, and Master Deed of record in Book 6011, Page 653, Book 6194, Page 440, Page 6362, Page 405; Restrictive Covenants of record in Book 5863, Page 796, and amended in Book 6046, Page 134, said Register's Office.

This is improved property known as 523 Armistead Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Jennifer Harwell, unmarried, their heirs and assigns, forever; and we, Mary Ann Abernathy, unmarried 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

of any gender shall be applicable to all genders.

Witness our hands this the 31st day of October, 1996.

Mary Ann Abernathy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Ann Abernathy, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 1996.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

My Commission Expires 5-23-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 159,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of November, 1996.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

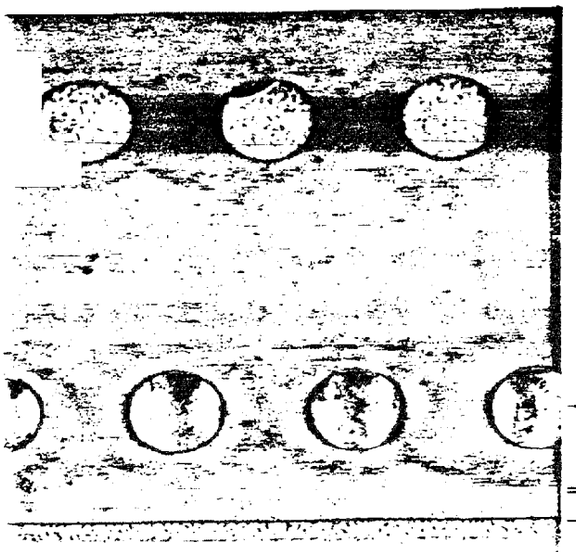
My Commission Expires 5-23-98

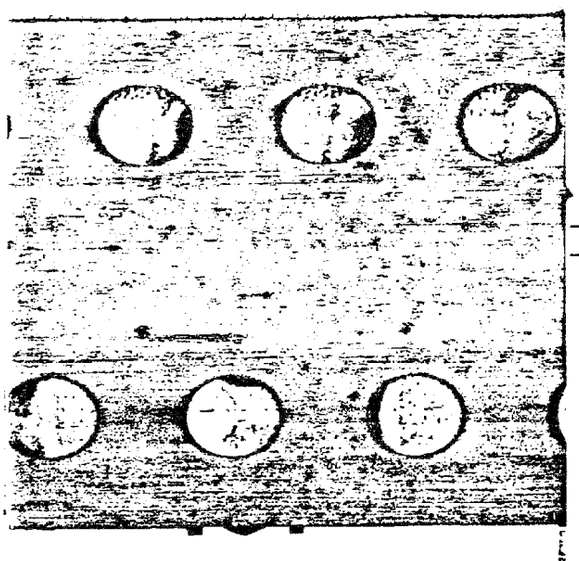
0243955
IDENTIF. & REFERENCE

96 NOV -6 AM 8:46
DAVIDSON COUNTY, TN.

MAILENV.

8487 11/06 0:01 03CHECK 597.30





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

RECEIVED OF _____

FOR _____

BOOK 10251 PG 54

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
			CHMT	159000.00
			CON TX	588.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	597.30
			CHECK	597.30
11/06/96		01	08:47 0001	8487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243955 IDENTIF. # REFERENCE

96 NOV -6 AM 8:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1085411