Box 2

BOOK 10260 PG 217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: LARGE 7/99
(AFFIX SEAL)

JACQUELINE JEANETTE FREEZE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas W. Daniel (NAME)	Franklin American Mortgage (NAME)	131-6-G-501CO
501 Ashlawn Court (ADDRESS)	214 Overlook Court; Suite 150 (ADDRESS)	07DA-92718
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, George A. Bittles and Florence J. Bittles, Trustees

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas W. Daniel and wife, Tina D. Daniel

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:

Land in Davidson County, TN, BEING Unit No. 501 on the Plan of Burton Hills, Village of Ashlawn, a condominium, of record in Book 6250, page 649, revised in Book 6250, page 978 and Book 7076, page 696, Exhibit B to Master Deed, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to George A. Bittles and wife, Florence J. Bittles, by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 8159, Page 987, Register's Office for Davidson County, TN. The said George A. Bittles and Florence J. Bittles having quitclaimed to themselves as Trustees under the terms of Declaration of Trust, by deed of record in Book 8763, page 179, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 649, revised in Book 6250, page 978 and Book 7076, page 696, Exhibit B to Master Deed; Declaration of covenants, conditions and rest of record in Book 6644, page 23; Master Deed of record in Book 7076, page 696, as amended in Book 7308, page 859; By-Laws of record in Book 7076, page 763; Charter of record in Book 6468, page 202; Articles of Amendment of record in Book 6921, page 222; Declaration of restrictions of record in Book 6326, page 588, amended in Book 6778, page 536, Book 6911, page 120, and Book 7076, page 691; Agreements of record in Book 3702, page 250; Book 6470, page 383; and Book 6470, page 383, Book 6655, page 47; Book 7147, page 411 and Book 7147, page 416; Declaration of Trust of record in Book 8763, page 177; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 501 Ashlawn Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of November 19 96

George A. Bittles, Trustee

Florence J. Bittles, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10260 PG 218

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Bittles and Florence J. Bittles, Trustees

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of November, 1996.

Commission expires 3/27/99

JACQUE L. FREEZE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

George A. Bittles and Florence J. Bittles

TO

Douglas W. Daniel and wife, Tina D. Daniel

RETURN TO:

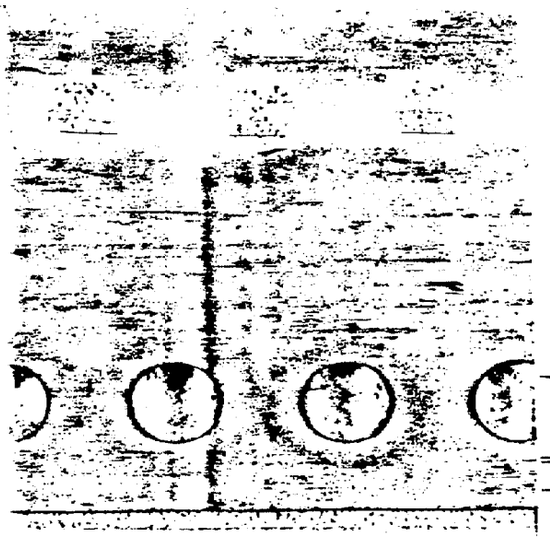
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

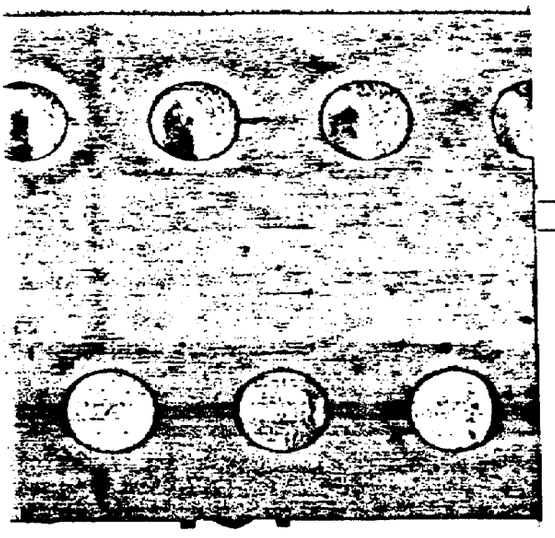
IDENTIF. ◆ REFERENCE 02168876

96 NOV 15 AM 10:59

FELIX A. WILSON II REGISTER DAVIDSON COUNTY, TN.

11/15/96 0101 03CHECK 19.00





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

RECEIVED OF _____

FOR _____

BOOK 10260 PG 219

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV 15 AM 10:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 0246876

	131500.00
ERR CO	
MAMT	131500.00-
CAMT	131500.00
CON TX	486.55
PRFEE	1.00
WDEED	8.00
TOTAL	495.55
CHECK	495.55

11/15/96 01 11:02 0001 1612

No. 1088494