File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10782 PG 41

#15224

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONNA P. FRIEDMAN (NAME)	NEW OWNER (NAME)	MAP 131-6-G
509 Ashlawn Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 509
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA92726

FOR AND IN 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, ROBERTA M. CIUFFO, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA P. FRIEDMAN, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 No. 509, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1,2 and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roberta M. Ciuffo, unmarried by deed from Jeffrey R. Vaninwegen and wife, Victoria A. Polito Vaninwegen of record in Book 9728, page 731, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, Book 7076, page 691, Book 7076, page 696, amended in Book 7308, page 859; (3) Charters of record in Book 7154, page 239, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (4) Easements of record in Book 3702, page 250, Book 4298, page 491; (5) Agreements of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 978, said Register's Office.

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0397169

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX) property, known as 509 Ashlawn Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of January, 19 98.

Roberta M. Ciuffo

ROBERTA M. CIUFFO

9600 02/04 0101 03CHECK 471.50

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. R 1078 - 42

ROBERTA M. CIUFFO

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of January, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Donna P. Friedman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

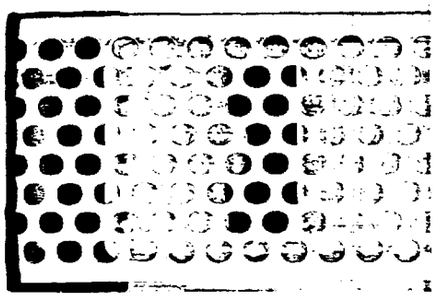
WARRANTY DEED

FROM ROBERTA M. CIUFFO

TO DONNA P. FRIEDMAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____

BOOK 10782 PG 43

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

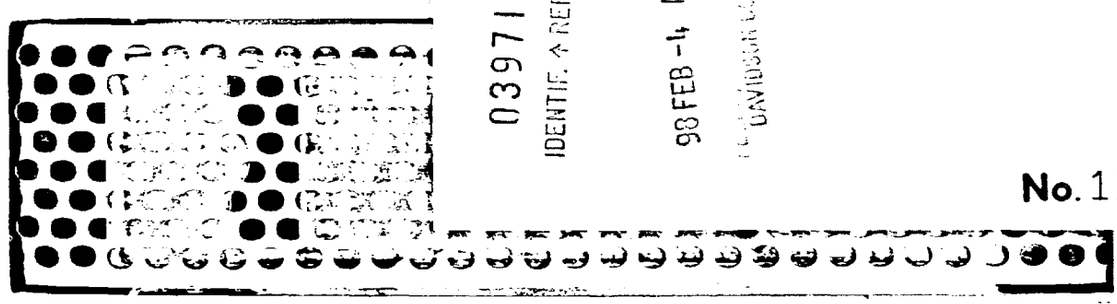
CAMT
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0397169
IDENTIF. & REFERENCE

98 FEB -4 AM 10:28

DAVIDSON COUNTY, TN.



No. 1250159