BOOK 17

BOOK 10802 PG 796

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

X K A C PATHI. R. RAMACHANDRAN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kalpathi R. Ramachandran (NAME)	First Union Mortgage Corporation (NAME)	MAP 161-5A
812 Ashlawn Place (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	PARCEL 33
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (CITY) (STATE) (ZIP)	6DU81814

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, Larry Criswell and wife, Shena Haley Criswell and Joe Haley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kalpathi R. Ramachandran

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 Unit No. B-12, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Larry Criswell and wife, Shena Haley Criswell and Joe Haley by deed from N. Eddie Montgomery of record in Book 7346, page 720, Register's Office for Davidson County, TN.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6607, page 596, and amended in Book 7168, page 550, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 812 Ashlawn Place, Nashville, TN 37211
(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 16th day of January 19 98

Larry Criswell by James Criswell
Larry Criswell by James Criswell by Power of Attorney recorded simultaneous herewith

Joe Haley

Shena Haley Criswell by Joe Haley Att'y-in-Fact
Shena Haley Criswell by Joe Haley by Power of Attorney recorded simultaneous herewith

Deanna Haley
Deanna Haley

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

Deanna Haley joins in this conveyance to convey any interest she may have as the wife of Joe Haley.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this January 16, 1998 before me personally appeared Joe Haley and Deanna Haley to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My Commission Expires:

11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 16, 1998, before me personally appeared James Criswell to me known to be the person who executed the foregoing instrument in behalf of Larry Criswell and acknowledged that he executed same as the free act and deed of said Larry Criswell for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1998.

My Commission Expires:

11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

5901 02/20 0101 CASHIER 159.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 16, 1998, before me personally appeared Joe Haley to me known to be the person who executed the foregoing instrument in behalf of Shena Haley Criswell and acknowledged that he executed same as the free act and deed of said Shena Haley Criswell for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1998.

My Commission Expires:

11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT

Lauri A. Beasley
Notary Public

98

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

RECEIVED OF _____

FOR _____

BOOK 10802 PG 798

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 51500.00
CON TX 190.55
PRFEE 1.00
~~MISC 8.00~~
~~TOTAL 199.55~~
CHECK 199.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/98 01 14:04 0001 5901

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98FEB20 PM 2:05

No.1256394