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

WARRANTY DEED

BOOK 11058 PAGE 531

THIS INSTRUMENT PREPARED BY

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

#15818

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WENDY ASHDOWN	FIRST TRUST MORTGAGE COMPANY	117-3-C
(NAME)	(NAME)	
156 Hillsboro Place	6525 Quail Hollow	156.00CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38120	7DA91066
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JANICE M. MAIER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WENDY ASHDOWN, UNMARRIED

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 156 on the Plan of Hillsboro Place Condominiums of record in Plat Book 5200, page 725, amended in Plat Book 5200, pages 757 and 758, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 6244, page 394, amended in Book 6285, page 209, said Register's Office.

Being the same property conveyed to Janice M. Maier, a single person by deed from Preservation Plus, a Tennessee general partnership of record in Book 7234, page 666, 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 6244, page 394, amended in Book 6285, page 209; (3) Charter of record in Book 6265, page 260; (4) Agreement of record in Book 6128, page 852; (5) Easements of record in Book 3965, page 909, Book 4158, page 34, Book 5870, page 33, Book 3531, page 592, Book 4240, page 209, Book 5221, page 681, Book 4633, page 468, Book 4653, page 915; and (6) All matters appearing on the Plan of record in Plat Book 5200, page 725, amended in Plat Book 5200, pages 757 and 758, said Register's Office.

98 AUG 10 AM 10:27
REGISTER
DAVIDSON COUNTY, TN.

0472808
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX) property, known as 156 Hillsboro Place, 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 4th day of August, 98.

Janice M Maier
JANICE M. MAIER

$100.00 CK# 03CHECK 442.05

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 11058 PAGE 532

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE M. MAIER, UNMARRIED 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 4th day of August, 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 $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 19 98.

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

Notary Public

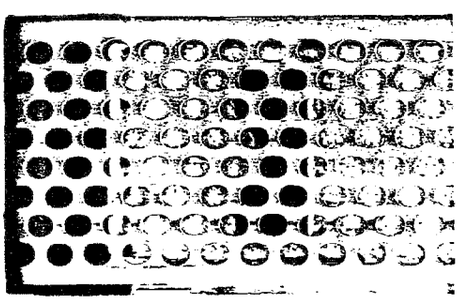
WARRANTY DEED

FROM JANICE M. MAIER, UNMARRIED

TO WENDY ASHDOWN, UNMARRIED

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 11058 PAGE 533

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

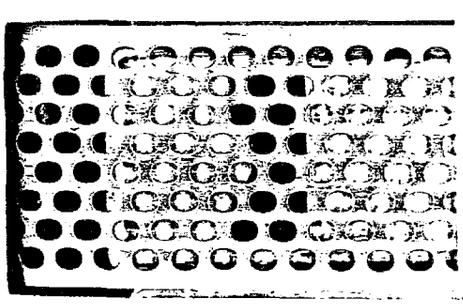
CAMT
116500.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
CON TX 431.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 442.05
CHECK 442.05

0472808
IDENTIF. & REFERENCE

98 AUG 10 AM 10:27

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

08/10/98 01 10:28 0001 4666



No. 1380232