Return to Peter Weiss, Attorney at Law

File Box 19B

File Box 19-B
First Title and Escrow Company, Inc.

99-2-40-Q

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 11362 PG. 81

#16251

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL L. ORMES (NAME)	(NAME)	131-6-G
306 Ashlawn Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	306.00 CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA92507

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, GARY S. MUSICK AND WIFE, ELLEN M. MUSICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL L. ORMES AND WIFE, THERESA L. ORMES

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. 306, 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 and By-Laws, 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 "B" to the aforementioned Master Deed.

Being the same property conveyed to Gary S. Musick and wife, Ellen M. Musick by deed from S.L.A. Service Corporation of record in Book 8729, page 877, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, Book 7076, page 696, amended in Book 7308, page 859; (3) Easements of record in Book 3702, page 250, and in Book 4298, page 491; (4) Charter 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; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47 and in Book 7147, pages 411 and 416.

0554894
IDENTIF. A REFERENCE
99 MAR -2 AM 10:24
REGISTER
DAVIDSON CO. TN.
2072 03/02 01:01 03CHECK 554.53

unimproved ( )
This is improved (XX) property, known as 306 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 26th day of February, 19 99

Gary S. Musick
GARY S. MUSICK

Ellen M. Musick
ELLEN M. MUSICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY S. MUSICK AND WIFE, ELLEN M. MUSICK with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of February, 19 99.

My commission expires _____ 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 $146,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF February, 1999.

MY COMMISSION EXPIRES: NOTARY PUBLIC (SEAL)

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

TO

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11362 PG. 83

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0554894

IDENTIFICATION REFERENCE

99 MAR -2 AM 10:24

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	146900.00
CON TX	543.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	554.53
CHECK	554.53

03/02/99 01 10:22 0001 2072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431260