Map: 161-05-0-A
Parcel: 045.00

Warranty Deed

Address of New Owner(s)
Pamela Joyce Ash
823 Ashlawn Place
Nashville, Tennessee 37211

Send Tax Bills To:

SAME

Davidson County DEEDWARR
Recvd: 03/12/02 10:32 2pgs
Fees:13.00 Taxes:216.45

20020312-0030804

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is ~~greater) for~~ this transfer is $58,500.00.

Affiant

Subscribed and sworn to before me this 8 day of March, 2002.

Notary Public

My Commission Expires March 26, 2005

For and in Consideration of the sum of FIFTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Jeffrey Lee Anderson, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Pamela Joyce Ash, unmarried, her heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Being Unit 23-B (now 823), Ashlawn Place Condominiums, 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.

The premises is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 67-27-101 of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; and also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6607, page 645, said Register's Office.

Subject to matters shown on the Plan of record in Book 4595, page(s) 149, said Register's Office. Subject to matters shown on the Plan of record in Book 6607, page(s) 641, said Register's Office. Subject to easement of record in Book 4786, page 520, and in Book 6416, page 871, said Register's Office. Subject to Master Deed amended in Book 7168, page 550, said Register's Office.

Being the same property conveyed to Grantor by quitclaim deed from Robert William Anderson and wife, Jo Dorris Anderson of record in Instrument Number 200111280129980, Register's Office for Davidson County, Tennessee. Robert William Anderson was named as attorney in fact by Grantor in a Special Durable Power of Attorney of record as Instrument Number 20020312-0030803, said Register's office.

This is improved property, known as 823 Ashlawn Place, Nashville, Tennessee 37211.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein. Grantor represents to Grantee that property has not been used as marital property and no marital rights of any kind have attached.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 8 day of March, 2002.

Jeffrey Lee Anderson by Robert W. Anderson attorney in fact
Jeffrey Lee Anderson,
by Robert William Anderson, Attorney in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Robert William Anderson, as attorney in fact for the Grantor, Jeffrey Lee Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged he executed the within instrument, as attorney in fact for Grantor, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of March, 2002.

TERRY PRICE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

NOTARY PUBLIC
LARGE

My Commission Expires March 26, 2005