This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY, P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 01/07/03 16:48 3pgs
Fees:18.00 Taxes:666.00
20030107-0003037

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, LAURA ABNEY HAGAN * ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto JOE ROBERT HENDRICKSON, JR. ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:**

LAND IN DAVIDSON COUNTY, TENNESSSEE, BEING UNIT NO. 206, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BURTON HILLS, VILLAGE OF ASHLAWN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME 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 &11 BURTON HILLS OF RECORD IN PLAT BOOK 6250, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO LAURA ABNEY HAGAN BY WARRANTY DEED OF RITA REASONS DATED DEC. 27, 1995 AND RECORDED IN BOOK 9904, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

****** *LARRY JAY SAULS, JR., HUSBAND OF LAURA ABNEY HAGAN JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO LAURA ABNEY HAGAN.*

This property is known as 206 ASHLAWN COURT, NASHVILLE, TENNESSEE 37215

This property is subject to (1) Restrictions of record in Book 7617, Page 522 and amended in Book 6778, Page 536, Book 6911, Page 120 and Book 7076, Page 691; (2) Charter s 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, and Book 6665, Page 1 amended in Book 6921, Page 210; (3) Restrictions of record in Book 7076, page 696 amended in Book 7308, Page 859; (4) Easements of record in Book 3702, Page 250 and Book 4298, Page 491; (5) Agreement of record in Book 6470, Page 383, Book 6655, Page 47 and Book 7147, pages 411 and 416 and (6) All matters appearing on the plan of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 3rd day of January, 2003.

* Laura Abney Hagan
LAURA ABNEY HAGAN, GRANTOR

* Larry Jay Sauls p. by: Laura Abney Hagan, atty in fact
LARRY JAY SAULS, JR.
BY: LAURA ABNEY HAGEN, ATTY IN FACT

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA ABNEY HAGAN with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of January, 2003.

Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA ABNEY HAGAN, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for LARRY JAY SAULS, JR. and is authorized by LARRY J. SAULS, JR. to execute this instrument on HIS behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 3rd day of January, 2003.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **180,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of January, 2003.

Notary Public

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

Commission Expiration:

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER
W. WILLIAM DAVIS, ATTY	JOE ROBERT HENDRICKSON. JR	317 APPOMATTOX DRIVE BRENTWOOD, TN 37027
219 WARD CIRCLE, STE 3	317 APPOMATTOX DRIVE	PROPERTY ADDRESS: 206 ASHLAWN COURT
BRENTWOOD, TN 37027	BRENTWOOD, TENN. 37027	NASHVILLE, TN 37215

MAP PARCEL NUMBER
131-6-G-206CO