Return to: First Title & Escrow
Title Box 9B
22196

Davidson County DEEDWARR
Recvd: 01/13/04 15:43 2pgs
Fees:13.00 Taxes:635.48
20040113-0005514

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $171,750.00

Carmi M. Wood
Affiant

Subscribed and sworn to before me, this 9th day of January, 2004.

April N. Provo
Notary Public

My commission expires: _____

NOTARY PUBLIC AT LARGE
April N. Provo
My Commission Expires Sept. 24, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Neely B. Coble IV	**Franklin American Mtg**	**131-6-O-G-112-CO**
112 Ashlawn Court	**501 Corporate Drive, Suite 400**	
Nashville, TN 37215	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John Sisco, unmarried

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

Neely B. Coble IV, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 112, Burton Hills Village of Ashlawn, a condominium, a Horizontal Property regime, as shown on the plat of Burton Hills of Ashlawn, Condominium apartments recorded in Plat Book 6250, page 928, as amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7076, page 696, and Book 7308, page 859, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Burton Hills Village of Ashlawn Condominium Apartments contained in the Master Deed recorded in Book 7076, page 696, and Book 7308, page 859; Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John Sisco, by Warranty Deed, from Ronald M. Wrona, of record in Instrument No. 20020614-0072383, dated June 8, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 6250, page 978, amended in Book 6900, page 304, Register's Office for DAVIDSON County, Tennessee.
2. Charter for Homeowners Association of record in Book 7189, page 22, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 3702, page 250; Book 4298, page 491; and Book 7519, page 978; Register's Office for DAVIDSON County, Tennessee.
4. Subject to rights of others in and to common areas/elements.
5. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
6. Restrictive covenants contained in an instrument of record in Book 6326, page 588; Book 6517, page 522; Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; and Book 9882, page 733, Register's Office for DAVIDSON County, Tennessee.
7. Master Deed of record in Book 7076, page 696 and Book 7308, page 859, Register's Office for DAVIDSON County, Tennessee.
8. By-Laws for Homeowners Association of record in Book 7076, page 763, Register's Office for DAVIDSON County, Tennessee.
9. Any and all visible easements lying on or across the property.
10. 2004 City/County taxes which have been prorated by the parties and assumed by the Grantee.

This is improved (_X_) unimproved (____) property known as 112 Ashlawn Court, Nashville, TN 37215.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 9th day of January, 2004.

John Sisco By: A. Scott Hubbard Attorney-in-fact

John Sisco by A. Scott Hubbard, Attorney-In-Fact

_____

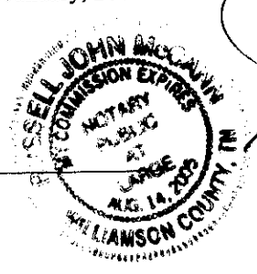
_____

_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of John Sisco for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for John Sisco, and is authorized by John Sisco to execute this instrument on his behalf.

This the 9th day of January, 2004.



Notary Public

My Commission Expires:_____