Davidson County DEEDWARR
Recvd: 06/24/04 10:53 2pgs
Fees:13.00 Taxes:725.20

20040624-0075050

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$196,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2004.

Notary Public

My commission expires: 10-3-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Angela K. Washington	**Wells Fargo Bank, N.A.**	**131-06-G-104.00-CO**
104 Ashlawn Court	**P.O. Box 5137**	
Nashville, TN 37215	**Des Moines, IA 50306-5137**	

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,

Mary Ann Lawson and husband, Richard D. Lawson

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

Angela K. Washington, an unmarried woman

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:

Land in Davidson County, Tennessee being Unit 104, 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, and as amended in Book 7038, 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 and being located upon Tract 13 on the Plan of the resubdivision of Tracts 1, 2 and 11, Burton Hills of record in Plat Book 6250, Page 978, said Register's Office.

Being the same property conveyed to Mary Ann Braman by deed dated December 22, 1998 from Commonwealth Mortgage Assurance Company of record in Book 11274, Page 572, Register's Office for Davidson County, Tennessee. The said Mary Ann Braman having since married is now known as Mary Ann Lawson.

Richard D. Lawson joins in the execution of the conveyance as spouse of Mary Ann Lawson to relinquish any marital rights he may have in the subject property.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **104 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 23rd day of June, 2004.

Mary Ann Lawson

Richard D. Lawson

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mary Ann Lawson and Richard D. Lawson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **June, 2004.**

Linda J. Norvell

Notary Public

My Commission Expires: 10-3-06

