FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2004

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hodan A. Dad	Chase Manhatten Mortgage Corp.	Map 161
807 Ashlawn Pl.; Unit B7	5409 Maryland Way; Suite 202	Group 5-0-A-
Nashville, TN 37211	Brentwood, TN 37027	Parcel 28-CO

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, we

Willie E. Jeffery and wife, Sharon L. Jeffery

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hodan A. Dad, 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:

BEING Unit No. B-7, 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.

BEING the same property conveyed to Willie E. Jeffery and wife, Sharon L. Jeffery, by deed from Mala Rakhra, unmarried, of record in Instrument 200008280084743, said Register's Office, dated August 23, 2000.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6607, Page 596; Book 7168, Page 550; Book 6607, Page 645, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6607, Page 596, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 6416, Page 871, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 807 Ashlawn Pl.; Unit B7, Nashville, TN 37211

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, their 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 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 our hands this 3rd day of September, 2004.

Willie E. Jeffery

Sharon L. Jeffery

Davidson County DEEDWARR
Recvd: 09/13/04 13:05 2pgs
Fees:13.00 Taxes:212.75

20040913-0110182

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie E. Jeffery and wife, Sharon L. Jeffery, 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 and official seal at Oakland, California, _____, this 8th day of September, 2004.

My Commission Expires: 8-22-06

George Holland
Notary Public

