This instrument prepared by:
Justin P. Wilson, Esq.
Waller Lansden Dortch & Davis
2100 - One Commerce Place
Nashville, Tennessee 37239

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Mary Louise Murphy<br>805 South Wilson Blvd.<br>Nashville, Tn. 37215 | same | 117-11-B<br>parcel 53 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Andrews Properties, Inc. and Cherokee Properties, Inc., hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Leon Michael Burns, Veronica B. Wauford, and John William Burns hereinafter called the Grantee, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows: To Wit:

Unit No. D-5, Parcel No. 53, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, Page 235, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc. by deed from Villager Associates, Inc., of record in Book 5433, Page 817, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; 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 building thereof; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5457, Page 298, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, Page 338, said Register's Office, and a Deed of Correction in Book 5553, Page 336, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made. Said property is further subject to two deeds of trust. The Title Insurance Company of Minnesota has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of these deeds of trust.

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(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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

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further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), 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.

ANDREWS PROPERTIES, INC.

By William Moss Wilson

CHEROKEE PROPERTIES, INC.

By William Moss Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared William Moss Wilson, with whom I am personally acquainted, and who upon his oath acknowledged that he is authorized to sign on behalf of Andrews Properties, Inc., the within bargainor, a corporation, and that he, being so authorized to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 22nd day of February, 1980.

Anne Catherine Barton
Notary Public

My Commission Expires: 1-15-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared William Moss Wilson, with whom I am personally acquainted, and who upon his oath acknowledged that he is authorized to sign on behalf of Cherokee Properties, Inc., the within bargainor, a corporation, and that he, being so authorized to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 22nd day of February, 1980.

Anne Catherine Barton
Notary Public

My Commission Expires: 1-15-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,900.00.

Mary Louise Murphy

Subscribed and sworn to before me,
this 22nd day of February, 1980.

Anne Catherine Barton
Notary Public

My Commission Expires: 1-15-83

FEB 22 4 10 PM '80
FEE $ SEAL IS REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

F 7596

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5569 PAGE 294

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

30900.00- CO
80.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 86.34-
411DA02/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 77596

IDENTIF. REFERENCE

FEB 22 4 10 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 743374