PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

File # 27

WARRANTY DEED

BOOK 6781 PAGE 591

FROM: Burton Hills Properties, a Kentucky general partnership

TO: Melvy P. Swain and Jennifer S. Swain, joint tenants with right of survivorship, and not as tenants in common

Address New Owner(s) as follows: 504 Belair Way
Nashville, Tennessee 37215

Send Tax Bills to: SAME

Map-Parcel P/O 131-06 049, 049.01 & 053

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The actual consideration or value, whichever is greater, for this transfer is $ 137,900.00 .

Robert H. Masters
Affiant

Subscribed and sworn to before me, this the 24th day of December, 1985.

John Reed Thompson
Notary Public

My Comm. Expires: 11-30-87

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, Burton Hills Properties, a Kentucky general partnership, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Melvy P. Swain and Jennifer S. Swain, joint tenants with right of survivorship, and not as tenants in common hereinafter called "Grantee", (whether one or more persons or entities), Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit 504, of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6690, page 70, as amended by Amendment of record in Book 6739, page 701, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, of record in Book 6250, page 284, said Register's Office, for a more complete identification and description of such Unit.

Being part of the property conveyed by David Lipscomb College, a Tennessee not for profit corporation, to Burton Hills Properties, a Kentucky general partnership, by deed of record in Book 6326, page 580, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the exceptions listed on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 504 Belair Way, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is free and clear of all encumbrances except those exceptions listed in Exhibit A attached hereto.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument on the 24th day of December, 1985.

BURTON HILLS PROPERTIES, a
Kentucky general partnership

BY: STM Burton Developers, a
Kentucky general partnership

BY: Robert H. Marrett
General Partner

"GRANTOR"

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert H. Marrett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the general partner of STM Burton Developers, a Kentucky general partnership, a general partner of Burton Hills Properties, a Kentucky general partnership, the within named Bargainor, and that he as such general partner of STM Burton Developers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by STM Developers.

Witness my hand and seal, in Louisville, Kentucky, this the 24th day of December, 1985.

NOTARY PUBLIC

My Commission Expires: 11-30-87

EXHIBIT A

EXCEPTIONS

1. 1985 Metropolitan Government taxes.

2. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

3. Charter of Burton Hills Homeowners Association, Inc. dated March 5, 1985, of record in Book 6517, page 505, said Register's Office.

4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, said Register's Office.

5. Charter of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, dated August 12, 1985, of record in Book 6665, page 19, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, said Register's Office.

7. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

8. All matters as shown on the Plat of Burton Hills of record in Book 6250, page 284, said Register's Office.

9. Master Deed, By-Laws, and Plat of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, of record in Book 6690, page 70, as Amended of record in Book 6739, page 701, said Register's Office.

7.5.597
IDENTIFICATION REFERENCE
FEB 12 12 17 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

137900.00- CONT.
360.54 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 369.04-
4143A08/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5597

IDENTIFICATION REFERENCE

FEB 12 12 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218694