Box 14

# WARRANTY DEED

BOOK 6790 PAGE 541

THIS INSTRUMENT WAS PREPARED BY : Dearborn and Ewing
One Commerce Place, Suite 1200
Nashville, Tennessee 37239

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas E. Gale et ux | Fidelity Federal Savings & Loan | P/O 7DA-48820 |
| (NAME) | (NAME) | |
| 30 Belcaro Circle | 401 Union Street | 7DA-48830 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37215 | Nashville, Tennessee 37219 | 16DA-29257 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, BURTON HILLS PROPERTIES, A KENTUCKY GENERAL PARTNERSHIP HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Thomas E. Gale and wife, Sara Gale 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 Lot No. 11 on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

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 conveyance of the above described parcel of land is subject to the following:

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 Village of Foxview Association, Inc., dated March 5, 1985, of record in Book 6517, page 517, said Register's Office.

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

7. Sanitary sewers and/or storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, dated February 27, 1964, of record in Book 3702, page 250, said Register's Office.

8. 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.

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

10. All matters shown on the Plat of Burton Hills Village of Foxview - Tract 5, of record in Book 6250, page 564, said Register's Office.

11. Declaration of Covenants, Conditions and Restrictions, Burton Hills Village of Foxview dated June 18, 1985, of record in Book 6625, page 171, said Register's Office.

12. Maximum Square Footage Allocations for the Village of Foxview - Tract 5 in the recorded plat of Burton Hills, Nashville, Tennessee, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, as prepared by MCI Consulting Engineers, Inc., 4301 Hillsboro Road, Nashville, Tennessee 37215 of record in Book 6626, page 937, said Register's Office.

This is improved property, known as 30 Belcaro Circle Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 27th day of December, 1985 by its duly authorized partner.

Burton Hills Properties, a Kentucky general partnership

By: STM Burton Developers, a Kentucky general partnership

By: A. Thomas Sturgeon, Jr.
Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, is $162,643.18.

Affiant

Sworn to and subscribed to before me, this 25th day of February, 1986.

Carol M. Pigue
Notary Public
My Commission expires: 5-13-89

STATE OF KENTUCKY )
COUNTY OF JEFFERSON)

Before me, John W. Hampton, a Notary Public in and for the County and State aforesaid, personally appeared A. Thomas Sturgeon, Jr, 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 a 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, at office in Louisville Kentucky, this the 27th day of December, 1985.

NOTARY PUBLIC

My Commission Expires: 11-30-87

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6790 PAGE 543

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 162643.18- CONTY | |
| | | | 486.72 CSTEX | |
| | | | .50 PRFEE | |
| | | | 6.00 MORTG | |
| | | | CNTY 492.22- | |
| | | | 786CA02/26/86 REL | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7.8677

IDENTIFICATION REFERENCE

FEB 26 3 00 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN.

No. 222326