B0714

BOOK 5799 PAGE 625

81491

WARRANTY DEED

IDENTIFICATION REFERENCE

FROM: Burton Hills Properties, a Kentucky general partnership

TO: Robert A. Clifft

MAR 7 2 51 PM '86

FELIX Z. PULSKI JR. REGISTER DAVIDSON COUNTY, TN

Address New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel
Robert A. Clifft 224 Boxmere Place Nashville, Tennessee 37215	Fidelity Federal 401 Union Street Nashville, Tn.,37219	131-6 49,49.01,53 Part Of

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 $116,235.43.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 1986.

Notary Public

My Commission Expires: 11-30-87

FOR AND IN CONSIDERATION of the sum of Ten and No/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 Robert A. Clifft

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 224, of Burton Hills, Village of Boxmere, 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 6666, page 749, 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, Village of Boxmere, Phase I, A Condominium, set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Burton Hills Properties, a Kentucky general partnership, by Special Warranty Deed from David Lipscomb College, a Tennessee not-for-profit

corporation, of record in Book 6326, page 580 said Register's Office.

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 224 Boxmere Place, 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 possesed 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 February, 1986.

BURTON HILLS PROPERTIES, A
Kentucky general partnership

BY: STM BURTON DEVELOPERS, a
Kentucky general partnership

BY: A Thomas Sturgeon

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 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 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 Burton Developers.

Witness my hand and seal, in Louisville Kentucky, this the 24th day of February 1986.

NOTARY PUBLIC

My Commission Expires: 11-30-87

(REV.1-31-86)

EXHIBIT A

EXCEPTIONS

1. 1985 Metropolitan Government taxes. 1986 taxes not yet due and payable.

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 Boxmere, Phase I Council, Inc., dated August 16, 1985, of record in Book 6665, page 6, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, said Register's Office.

7. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolian Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, 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 August 12, 1985, of record in Book 6555, page 47, said Register's Office.

9. All matters as shown on the Plat of Burton Hills of record in Book 6250, page 284, revised by Plat of record in Book 6250, page 649, said Register's Office.

10. Master Deed, By-Laws and Plat of Burton Hills, Village of Boxmere, Phase I, A Condominium, of record in Book 6666, page 749, said Register's Office.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6799 PAGE 628

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			116235.43- CAMT.	
			302.12 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 311.62-	
			J:180AC3:07/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 4 9 1

IDENTIFICATION REFERENCE

MAR 7 2 51 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 225553