6014 6014

WARRANTY DEED

BOOK 6850 PAGE 587

FROM: Burton Hills Properties, a Kentucky general partnership

TO: William B. Cannon, Sr. and wife, Shirley C. Cannon

Address New Owner(s) as follows:

321 Boxmere Place
Nashville, Tennessee 37215

Send Tax Bills To:
Fidelity Federal
401 Union Street
Nashville, TN
37219

Map/Parcel
131-6-49
131-6-49.01
131-6-53.00

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 $116,066.63.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 1986.

Notary Public

My Commission Expires: 11-23-89

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 William B. Cannon, Sr. and wife, Shirley C. Cannon, 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 321, 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, as amended by Amendment of record in Book 6824, page 308, 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 321 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 15th day of April, 1986.

BURTON HILLS PROPERTIES, A
Kentucky general partnership

BY: STM BURTON DEVELOPERS, a
Kentucky general partnership

BY: John W. Hampton

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John W. Hampton with whom I am personally acquainted, (or proved to me on the basis of satifactory evidence), and who upon oath acknowledged himself to be an authorized agent 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 authorized agent 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 15th day of April, 1986.

Joni L. Bowman
NOTARY PUBLIC

My Commission Expires: 11-23-89

(REV.04-15-86)

EXHIBIT A

EXCEPTIONS

BOOK 6850 PAGE 589

1. 1986 Metropolitan Government 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, Book 6778, page 532, and in Book 6778, page 536, 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 6655, 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, as amended by Amendment of record in Book 6824, page 308, said Register's Office.

96580

IDENTIFICATION REFERENCE

MAY 7 2 27 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

(REV.04-15-86)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6850 PAGE 590

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

IP6066.23- CAMT.
301.56 CSTAX
.50 PRFEE
2.00 WDEED
CHECK 312.36-
1447A05/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98580

IDENTIFI REFERENCE

MAY 7 2 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245345