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19233

B0413

# WARRANTY DEED

IDENTIFICATION REFERENCE

FROM: Burton Hills Properties, a Kentucky general partnership

TO: Kurio/Morell

JUL 11 8 26 AM '86

[illegible] REGISTER
DAVIDSON COUNTY, TN

| Address New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| 5115 Maryland Way<br>Suite 330<br>Brentwood, Tennessee 37027 | SAME | Map #131-06-C<br>Parcel #10 |

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 $ 81,500.00 .

[signature]
Affiant

Subscribed and sworn to before me, this the 26th day of June, 1986.

[signature]
Notary Public

My Commission Expires: 11-23-89

NOTARY PUBLIC STATE AT LARGE KY

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 Kurio/Morell

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:

Being Lot No. 133 as shown on the plat of Burton Hills Village of Huntington - Tract 10, of record in Book 6250, page 612, in the Davidson County, Tennessee Register's Office.

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

(REV.05-12-86)

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 913 Huntington Circle, 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 26th day of June, 1986.

BURTON HILLS PROPERTIES, A
Kentucky general partnership

BY: STM BURTON DEVELOPERS, a
Kentucky general partnership

BY: _____

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 Burton Developers.

Witness my hand and seal, in Louisville, Kentucky, this the 26th day of June, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 11-23-89

(REV.05-12-86)

EXCEPTIONS TO TITLE

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 Huntington Association, Inc., dated August 16, 1985, of record in Book 6665, page 12, 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 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 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, as revised in Book 6250, page 649, said Register's Office.

9. All matters shown on the Plat of Burton Hills Village of Huntington - Tract 10, of record in Book 6250, page 612, said Register's Office.

10. Declaration of Covenants, Conditions and Restrictions, Burton Hills Village of Huntington dated August 30, 1985, of record in Book 6644, page 1, said Register's Office.

11. 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.

12. Maximum Square Footage Allocations for the Village of Huntington - Tract 10 in the recorded plat of Burton Hills, Nashville, Tennessee, of record in Book 6637, page 717, said Register's Office.

**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 |
|---|---|---|---|---|

0746407/1756 REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19233

IDENTIFI REFERENCE

JUL 11 8 26 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 269151