BOOK 6983 PAGE 574

43778

WARRANTY DEED

FROM: Burton Hills Properties, a Kentucky general partnership

IDENTIF. REFERENCE

TO: Edith McNeill Ayers and Roberta C. Tyne

SEP 18 1 39 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Address New Owner(s) as follows:

Edith McNeill Ayers
225 Boxmere Place
Nashville, Tennessee 37215

Send Tax Bills To: ✓ NEW OWNER

Map/Parcel ✓ MAP 131-6-A PARCEL 7

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 $ 139,493.99 .

Robert Bowman
Affiant

Subscribed and sworn to before me, this the 27th day of August, 1986.

Geri G. Bowman
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 Edith McNeill Ayers

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 302, 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 Amendments of record in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, 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, as set forth in said Master Deed as amended 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

09/18 400.13- CHECK

3862

(REV.8-1-86)

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 225 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 27th day of August, 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 27th day of August, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 11-23-89

(REV.8-1-86)

Village of Boxmere

EXHIBIT A BOOK 6983 PAGE 576

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 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, Book 6778, page 536, and in Book 6911, page 120, 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. 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, and revised 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 Amendments of record in Book 6824, page 308, Book 6908, page 738, and in Book 6921, page 226, said Register's Office.

*which Grantor will pay.

As part of the consideration for this Warranty Deed, Grantee has paid to Grantor the sum of $355.64 (138,900.00 X 0.75 X 0.25 ÷ 100.00 X 3.92 ÷ 365 X 120) as Grantee's pro rata share of the 1986 property taxes. Grantee and Grantor hereby agree to reprorate and make proper adjustment when final 1986 property tax figures are available.

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

139493.99- CAMT.
390.60 CSTAX
.50 PRFEE
9.00 ** WDEED
CHECK 400.10-
3862A09/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

437.78

IDENTIFICATION REFERENCE

SEP 18 1 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 296638