return Plateau Box 48

BOOK 6992 PAGE 540
46926

**WARRANTY DEED**

IDENTIFICATION REFERENCE

FROM: Burton Hills Properties, a Kentucky general partnership

TO: Southern Crest Custom Homes, Inc.

SEP 29 8 32 AM '86
FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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Address New Owner(s) as follows:
3660 Hampton Drive at FM1092
Missouri City, Texas 77459

Send Tax Bills To: Same

Map/Parcel 131-06-C 40 CO

Mortgagee: Bailey Mtge Co.
PO Box 1309, Jackson, MS 39205

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This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

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STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $ 98,325.00 .

Affiant

Subscribed and sworn to before me, this the 29th day of August, 1986.

Notary Public

My Commission Expires: 11-23-89

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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 Southern Crest Custom Homes, Inc.

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. 83 as shown on the Plat of Burton Hills Estates - Tract 9, of record in Book 6250, page 596, 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 same property conveyed to Burton Hills Properties, a Kentucky general partnership, by Special Warranty Deed from David Lipscomb College, a Tennessee not-for-profit

25/29 384.71 CHECK

7459

(REV.7-11-86)

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 40 Park Cresent 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 29th day of August, 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 29th day of August, 1986.

Teri G. Bowman
NOTARY PUBLIC

My Commission Expires: 11-23-89

NOTARY PUBLIC STATE AT LARGE, KY.

(REV.7-11-86)

Estate Lots



EXHIBIT A

## 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. 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.

4. Declaration of Covenants, Conditions and Restrictions, Burton Hills Estates, of record in Book 6644, page 23, and amended in Book 6917, page 730, said Register's Office.

5. Charter of Burton Hills Homeonwers Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, said Register's Office.

6. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, said Register's Office.

7. Charter of Burton Hills Estate Association, Inc., dated August 16, 1985, of record in Book 6665, page 1, said Register's Office.

8. Sanitary sewers and/or storm drainage easement and two 10' temporary construction easements conveyed by deed from David Lipscomb College to Metropolitan Government of Nashville and Davidson County, Tennessee, dated November 11, 1968, of record in Book 4298, page 491, said Register's Office.

9. 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.

10. 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.

11. 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.

12. All matters as shown on the Plat of Burton Hills, Tract 9, of record in Book 6250, page 596, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 6992 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 |
|---|---|---|---|---|

98325.00- CAMT.
275.24 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 284.74-
7459A09/29/86 BAL .00

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

46926

IDENTIFT REFERENCE

Sep 29 8 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 300144