JRH,837

WARRANTY DEED

BOOK 7047 PAGE 144

FROM: Burton Hills Properties, a Kentucky general partnership

TO: Phillip D. Shipley and Anita Shipley

Address New Owner(s) as follows:

504 Fairfax Place
Franklin, Tennessee 37064

Send Tax Bills To:

Map/Parcel
131-6-B
PAR 52 ll

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 $ 89,750.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 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 Phillip D. Shipley and Anita Shipley

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. 48 as shown on the plat of Burton Hills Village of Summerwind - Tract 12, of record in Book 6250, page 811, in the Davidson County, Tennessee Register's Office 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

6581 9

IDENTIFICATION REFERENCE

Nov 21 11 58 AM '86

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

(REV. 11-

11/21 250

CHECK

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 608 Summerwind 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 19th day of November, 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 19th day of November, 1986.

Teri G. Bowman
NOTARY PUBLIC

My Commission Expires: 11-23-89

(REV.7-11-86)

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. 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 Summerwind Association, Inc., dated February 6, 1986, of record in Book 6778, page 505, 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. 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 Summerwind - Tract 12, of record in Book 6250, page 811, said Register's Office.

10. Declaration of Covenants, Conditions and Restrictions, Burton Hills Village of Summerwind dated January 29, 1986, of record in Book 6778, page 510, and amended in Book 6917, page 736, 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 Summerwind - Tract 12 in the recorded plat of Burton Hills, Nashville, Tennessee, of record in Book 6250, page 811, Register's Office for Davidson County, Tennessee, as prepared by MCI Consulting Engineers, Inc., 4301 Hillsboro Road, Nashville, Tennessee 37215 of record in Book 6778, page 709, 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

B0750.00- PAYT
.25 STAX
.50 PRFE
9.00 WDF
CHECK 269.
B90CA1 /21/86 BAL .

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65819

IDENTIFICATION REFERENCE

Nov 21 11 58 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14804