WARRANTY DEED

IDENTIFICATION REFERENCE 74064

OCT 14 10 22 AM '87
DAVIDSON COUNTY, TN

FROM: Burton Hills Properties, a Kentucky general partnership

TO: Janice L. Higgins

Address New Owner(s) as follows:	Address Mortgagee as follows:	Map/Parcel
412 Clifton Place Nashville, Tennessee 37215		Map 131-6-D Par. 412 CO 07DA-91610

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 $ 142,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 1987.

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 Janice L. Higgins, 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 412, of Burton Hills Townhomes, Village of Belair, 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 6690, page 70, as amended by Amendments of record in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, and in Book 6962, page 325, 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 Townhomes, Village of Belair, 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

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 412 Clifton 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 7th day of October, 1987.

BURTON HILLS PROPERTIES, A
Kentucky general partnership

BY: STM BURTON DEVELOPERS, a
Kentucky general partnership

BY: John W. Hampton

"GRANTOR"

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 satisfactory 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 7th day of October, 19 87.

NOTARY PUBLIC

My Commission Expires: 11-23-89

EXHIBIT A

EXCEPTIONS TO TITLE

1. 1987 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, as amended in Book 6921, page 216, said Register's Office.

4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.

5. Charter of Burton Hills Townhomes, Village of Belair, Phase I Council, Inc., dated August 16, 1985, of record in Book 6665, page 18, 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, Book 6911, page 120, Book 7046, page 520, and in Book 7076, page 691, 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 record in Book 6250, page 978, said Register's Office.

10. Master Deed, By-Laws and Plat of Burton Hills Townhomes, Village of Boxmere, Phase I, A Condominium, of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, and in Book 6962, page 325, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7378 PAGE 494

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

142000.00- CAMT.
397.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 407.10-
2758A10/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 4. 0. 6. 4.

IDENTIFICATION REFERENCE

OCT 14 10 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26205