FILE BOX 38 FILE #8128

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7643 PAGE 157

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN W. ROBBINS (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	MAP 131-6E
202 Boxmere Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	PARCEL 202
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB # 7DA91619

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARGIE CAVALIER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. ROBBINS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 202, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308; Book 6908, page 738; Book 6911, page 831; and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 7 on the Revised Plan of Burton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margie Cavalier by deed from Burton Hills Properties, a Kentucky general partnerhsip, of record in Book 6706, page 447, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6326, page 588; (3) Easements of record in Book 7240, page 543; Book 7240, page 559; Book 7240, page 567; Book 7240, page 585; Book 7240, page 605; Book 7240, page 610; Book 7275, page 826; (4) Covenants, Conditions and Restrictions of record in Book 6517, page 522, amended in Book 6691, page 593; Book 6778, page 532, and Book 6778, page 536; (5) Charter of record in Book 6517, page 505, amended in Book 6921, page 216; (6) Charter of record in Book 6517, page 511, amended in Book 6921, page 214; (7) Charter of record in Book 6665, page 6, amended in Book 6921, page 218; (8) Charter of record in Book 6665, page 1, amended in Book 6921, page 210; (9) Master Deed and By-Laws of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226; (10) Agreements of record in Book 6470, page 383, and Book 6655, page 47; and (11) All matters appearing on the Plan of record in Plat Book 6250, page 649, said Register's Office.

unimproved ( )
This is improved (X) property, known as 202 Boxmere Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of August, 1988

Margie Cavalier
MARGIE CAVALIER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margie Cavalier, unmarried

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of August, 1988.

My commission expires 3/11/91 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19

My commission expires Notary Public

SEP 2 10 05 AM '88

64397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 88.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM MARGIE CAVALIER, unmarried

TO JOHN W. ROBBINS, unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 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

CAMT 114500.00
CON TX 377.85
PRFEE 0.50
WDEED 6.00
TOTAL 384.35
CHECK 384.35

09/02/98 01 10:05 0001 3430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64397

IDENTIFICATION

SEP 2 10 05 AM '98

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 130503