BOOK 7666 PAGE 682

WARRANTY DEED

FROM: Robert A. Clifft, Grantor

TO: James P. Loden and wife Mary Jo Loden, Guarantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
824 Glen Leven Drive Nashville, TN 37204	Same	131-6E-224
		Field Book Numbers
		7DA-91641

2802 09/30 0101 03CHECK 397.25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventeen Thousand Five Hundred and 00/100 Dollars ($117,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of September, 1988.

Notary Public

My Commission Expires: 10-9-91

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Robert A. Clifft, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said James P. Loden and wife Mary Jo Loden, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Unit 224 on the Plan of Burton Hills, Village of Boxmere, Phase I as shown on the Exhibit to the Master Deed as recorded in Book 6666, page 790, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Grantor by deed from Burton Hills Properties as of record in Book 6799, page 625, said Register's Office.

This is improved property known as 224 Boxmere Place, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. All easements, conditions and other matters shown on the Plan of Record recorded in Book 6666, page 749, said Register's Office.

2. Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6326, page 588, Book 6625, page 171, and Book 6517, page 517, Register's Office for Davidson County, Tennessee.

3. Sanitary sewers and/or storm drainage as of record in Book 3702, page 250, said Register's Office.

4. Open Space Agreement with Metro Government and Burton Hills of record in Book 6655, page 47, said Register's Office.

5. Open Space Agreement between Burton Hills Properties and Metro Planning Commission of record in Book 6470, page 383, said Register's Office.

6. Terms of the Master Deed establishing a Horitzontal Property Regime of Burton Hills Village of Boxmere, Phase I, as of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738 and Book 6921, page 226, and the Bylaws appended thereto of record in Book 6666, page 806, as amended in Book 6911, page 831, said Register's Office.

7. Rights of others in and to the common elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

The spouse of Robert A. Clifft joins in this conveyance in order to convey her marital interests, if any, in and to the property.

Witness our hands this 30th ~~day~~ of September, 1988.

Robert A. Clifft

Robert A. Clifft

Joan W. Clifft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamara W. Fogarty, a Notary Public of said County and State, ROBERT A. CLIFFT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of September, 1988.

Tamara W. Fogarty
Notary Public

My Commission Expires: 10-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamara W Fogarty, a Notary Public of said County and State, Joan W. Clifft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of September, 1988.

Tamara W Fogarty
Notary Public

My Commission Expires: 10-9-91

7.25 85

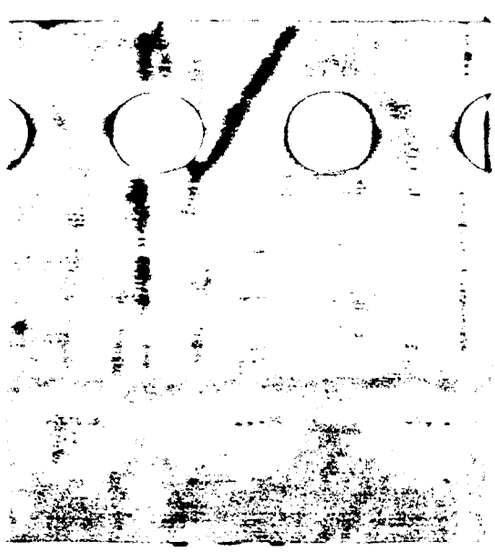
IDENTIFICATION REFERENCE

SEP 30 3 52 PM '88

FELIX E. MILLICAN JR. REGISTER
DAVIDSON COUNTY TN

3972C/09-29-88





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 117500.00
CON TX 387.75
PRFEE 0.50
MTGEED 9.00
TOTAL 397.25
CHECK 397.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/88 01 15:54 0001 2802

7.25885

IDENTIFICATION REFERENCE

SEP 30 3 02 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139738