Bod 41



| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Thomas Larry Wynn and wife,<br>Rhyia M. Wynn<br>600 Summerwind Drive<br>Nashville, TN 37215 | 131-6-0-B-56 | same |

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219 0174 03/31/89 0101 03CHECK 590.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, DOMINION BANK OF MIDDLE TENNESSEE, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to THOMAS LARRY WYNN and wife, RHYIA M. WYNN (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Declaration of Restrictions of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Thomas Larry Wynn
Affiant

Subscribed and sworn to before me this 31 day of March, 1989.

Linda N. Burkett
Notary Public
My Commission Expires: 5-13-89

NOTARY PUBLIC AT LAW

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.

This is improved property, known as 600 Summerwind Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31st day of March, 1989.

DOMINION BANK OF MIDDLE TENNESSEE,
a national banking association

By: Richard M. Frank

Title: Property Management Officer



21037

TENNESSEE REAL ESTATE TRANSFER

Mar 31 3 55 PM '89

FILED & WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson



Personally appeared before me, Loretta B. Lane, Notary Public, Richard M. Leach, with whom I am personally acquainted, and who acknowledged that ___ executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Property Management Officer of DOMINION BANK OF MIDDLE TENNESSEE, a national banking association, and is authorized to execute this instrument on behalf of DOMINION BANK OF MIDDLE TENNESSEE.

WITNESS my hand, at office, this 31 day of March, 1989.

Loretta B. Lane
Notary Public

My Commission Expires: 5/8/1991

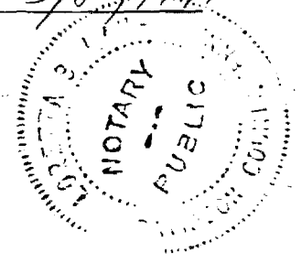
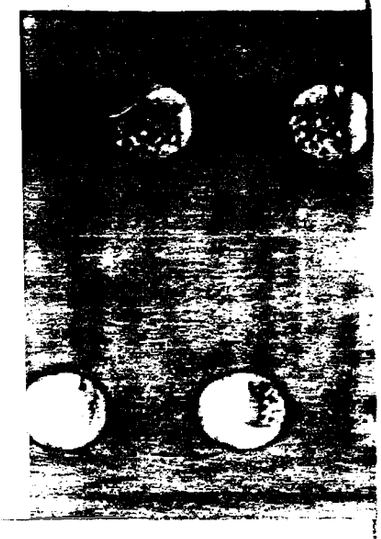
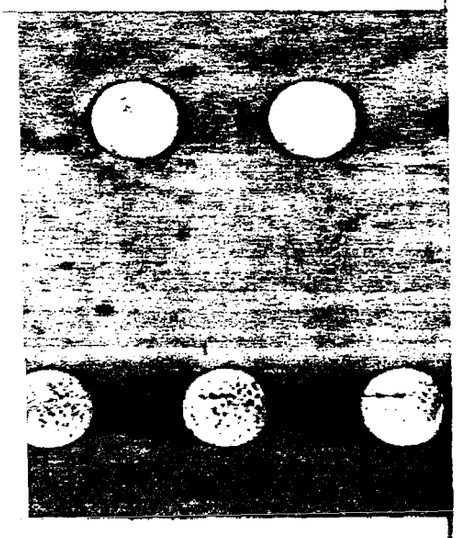


EXHIBIT A

Property located in Davidson County, Tennessee, being Lot 52 of Burton Hills Village of Summerwind, Tract 12, as record in Plat Book 6250, page 811, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more particular description of said property.

Being the same property conveyed to Dominion Bank of Middle Tennessee, by Deed recorded in Book 7476, page 701, Register's Office of Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK **7806** PAGE **170**

| | | |
|---|---|---|
| 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 175000.00
CON TX 577.50
PRFEE 0.50
MTGFEE 12.00
TOTAL 590.00
CHECK 590.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/89 01 15:56 0001 1174

21037

IDENTIFICATION REFERENCE

Mar 31 3 55 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 195638