pfk90:10/26/87 RE-RECORD BOOK 7864 PAGE 215
BOOK 7862 PAGE 659

40352

File 1

WARRANTY DEED

FROM: Burton Hills Properties,
a Kentucky general partnership

TO: Wedgewood Properties, Inc.

JUN 12 11 31 AM '89

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Address New Owner(s) follows:

72 Ravenwood Hills Circle
Nashville, Tennessee 37215

Send Tax Bills to:

Map/Parcel as
131-06-0-C
068.00 CO
07DA92642

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This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

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STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00 .

Affiant

Subscribed and sworn to before me, this the 26th day of May, 1989.

Notary Public

My Commission Expires: 11-23-89

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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 Wedgewood Properties, Inc., 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. 107 as shown on the Plat of Burton Hills Village of Ravenwood - Tract 20, of record in Book 6900, page ~~222~~,363 Register's Office for Davidson County, Tennessee 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 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.

REV: 11/06/87

This is improved property known as 72 Ravenwood Hills 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 26th day of May, 1989.

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BURTON HILLS PROPERTIES, A
Kentucky general partnership

BY: STM BURTON DEVELOPERS, a
Kentucky general partnership

BY: A. Thomas Sturgeon, Jr.
General Partner

"GRANTOR"

4711 06/14 0101 03CHECK 9.00

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 26th day of May, 1989.

Vicki G. Bowman
NOTARY PUBLIC

My Commission Expires: 11-23-89

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Village of Ravenwood BOOK 7862 PAGE 661 4011 06/12 0101 03CHECK 174.50

EXHIBIT A

Exceptions to Title

1. 1989 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 Village of Ravenwood Association, Inc., dated April 1, 1987, of record in Book 7189, page 67, 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, Book 7076, page 691, and in Book 7146, page 188, said Register's Office.

7. Sanitary sewers and/or storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, dated February 27, 1964, of record in Book 3702, page 250, said Register's Office.

8. All matters as shown on the Plat of record in Book 6250, page 978, said Register's Office.

9. All matters shown on the Plat of Burton Hills Village of Ravenwood - Tract 20, of record in Book 6900, page 55, said Register's Office.

10. Declaration of Covenants, Conditions and Restrictions, Burton Hills, Village of Ravenwood dated December 16, 1986, of record in Book 7071, page 460, as amended, 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 December 14, 1984, of record in Book 6470, page 383, said Register's Office.

12. 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.

13. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated February 24, 1987, of record in Book 7147, page 411, said Register's Office.

14. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated February 24, 1987, of record in Book 7147, page 416, said Register's Office.

15. Maximum Square Footage Allocations instrument of record in Book 7147, page 421, said Register's Office.

REV: 11/06/87