This Instrument Prepared by Joyce Hoffman
8 Penn Center
Philadelphia, PA 19103

RETURN TO:

John V. Adams, Atty.
3813 Cleghorn Avenue
Nashville, TN 37215

FILE BOX 9

# WARRANTY DEED

BOOK 7991 PAGE 618

**THIS INDENTURE,** made this 15TH day of MAY, A. D., 19 89, **between** KATHARINE RAULSTON, unmarried

**Tennessee, First Parties, and**

JEFFREY L. DEAL ET UX, PAMELA J. DEAL

**Tennessee, Second Parties,**

**WITNESSETH:** that said First Parties, for and in consideration of the sum of ONE HUNDRED THREE THOUSAND FIVE HUNDRED AND NO/100---------- **Dollars** ($ 103,500.00 and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

I, Katharine Raulston, unmarried,

**have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:**

Land in Davidson County, Tennessee, being Unit No. 220 on the Plan of Burton Hills, Village of Boxmere, Phase I, as shown in Exhibit to Master Deed as recorded in Book 6666, Page 790, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same premises which Burton Hills Properties, a Kentucky gen. partnership, by Deed dated January 16, 1989, and recorded in Davidson County, Tennessee, in Deed Book Volume 6765, Page 203 &c., granted and conveyed unto Katharine Raulston, unmarried, in fee.

Said property is subject to the following restrictions of record:
a. Real property taxes for 1990 and all future years.
b. Covenants, restrictions, easements, reservations and interest in favor or other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee.
c. Charter of Burton Hills, Village of Boxmere, Phase I, a Condominium, of record in Book 6517, page 505, Book 6517, page 511, and Book 6665, page 6, Register's Office for Davidson County, Tennessee.
d. Agreement of record in Book 6470, page 383, and Book 6555, page 47, said Register's Office.
e. Restrictions of record in Book 6326, page 588, and Book 6517, page 522, as amended in Book 6691, page 593, said Register's Office.
f. Plat of record in Book 6250, page 284, as revised in Book 6250, page 649, said Register's Office.
g. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. Section 66-27-101, et seq.

IDENTIF. REFERENCE

NOV 27 3 30 PM '89

DAVIDSON COUNTY

8 4 6 9 3

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except



and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)  Katharine Raulston (L. S.)
Katharine Raulston

.....(L. S.)  .....(L. S.)

STATE OF TENNESSEE
COUNTY OF_____ } ss.

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

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this_____day of _____ 19____

_____
Notary Public

My Commission expires_____

7550 11/27 0101 03CHECK 348.55

STATE OF Pennsylvania
COUNTY OF Montgomery } ss.

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

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Montgomery County, this 15th day of May 1989

Margaret M. Rezza
Notary Public

Notarial Seal
Margaret M. Rezza, Notary Public
West Norriton Twp., Montgomery County
My Commission Expires June 17, 1991
Member, Pennsylvania Association of Notaries

My Commission expires_____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER JEFFREY L. DEAL ET UX
ADDRESS 220 BOXMERE PLACE
NASHVILLE, TN 37215

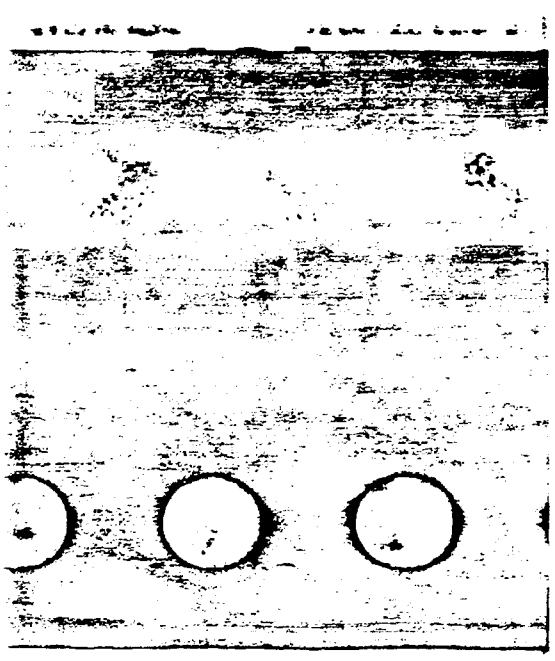
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
ATLANTIC COAST MORTGAGE COMPANY
ADDRESS _____

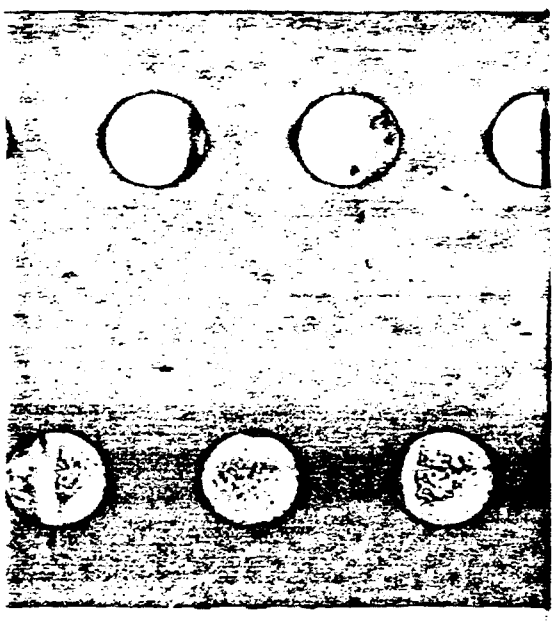
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $103,500.00. Affiant _____

Subscribed and sworn to before me this 20TH day of NOVEMBER 19 89

Notary Public _____

KEITH PRESS, INC., PRINTERS, KNOXVILLE





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7991 PAGE 620

| | | |
|---|---|---|
| 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
103500.00
CON TX 341.55
PRFEE 1.00
WDEED 6.00
TOTAL 348.55
CHECK 348.55

11/27/89 01 15:37 0001 7550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84698

IDENTIF. REFERENCE

NOV 27 3 38 PM '89

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY TN.

No. 270346