WARRANTY DEED

[illegible] 05/07 0101 03CHECK 389.50

FROM: Don H. Punch, unmarried

TO: Joe D. Williams

Address New Owner(s) as follows: Send Tax Bills to: Map-Parcel

Joe D. Williams
201 Boxmere Place
Nashville, TN 37215

Same 131-06-0-E-201

THIS INSTRUMENT PREPARED BY: William S. Hofstetter, Attorney
P.O. Box 150231, Nashville, Tennessee 37215, (615) 292-5820

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 115000 DE.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 1990.

Notary Public

My Commission Expires: 7/24/93

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, Don H. Punch, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Joe D. Williams, 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:

Unit 201, of Burton Hills, Village of Boxmere, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, Register's Office for Davdson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Don H. Punch by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 6762, page 405, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the exceptions listed on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 201 Boxmere Place, 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 he is lawfully seized and possessed 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 himself, his heirs 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 4th day of May, 1990.

Don H. Punch

DON H. PUNCH

"GRANTOR"

PERSONAL ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William S. Hofstetter, a Notary Public in and for said County and State, the within named, Don H. Punch, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that Don H. Punch executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of May, 1990.

Commission expires: 7/24/93

W. S. Hofstetter

Notary Public

NOTARY PUBLIC

EXHIBIT A

EXCEPTIONS

BOOK 8103 PAGE 551

1. 1990 Metropolitan Government taxes.

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

3. Sanitary Sewers and/or Storm Drainage 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. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills Village of Boxmere, Phase I, of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738 and Book 6921, page 226, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6666, page 806, amended in Book 6911, page 831, Register's Office for Davidson County, Tennessee.

7. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, said Register's Office.

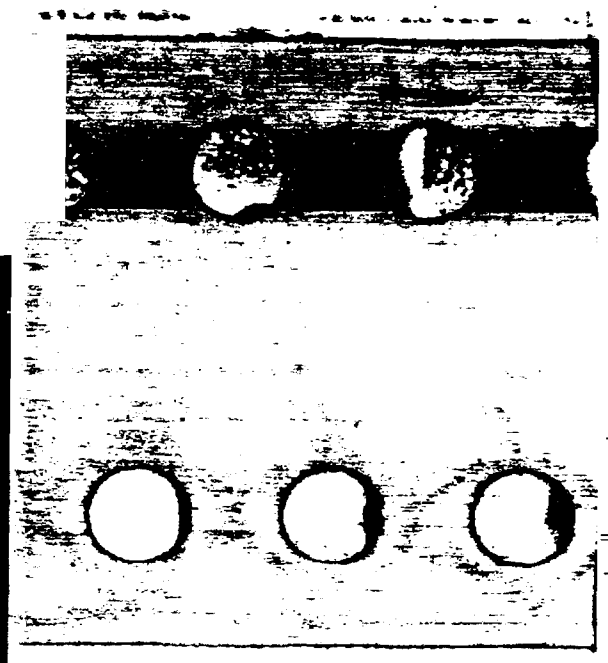
8. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, said Register's Office.

9. Charter of Burton Hills, Village of Boxmere, Phase I, a Condominium, dated September 25, 1985, of record in Book 6665, page 6, said Register's Office.

10. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, said Register's Office.

11. All matters shown on the Plan of record in Book 6250, page 284, said Register's Office.

2 4 2 9 5
IDENTIFICATION REFERENCE
MAY 7 8 55 AM '90
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8103 PAGE 552

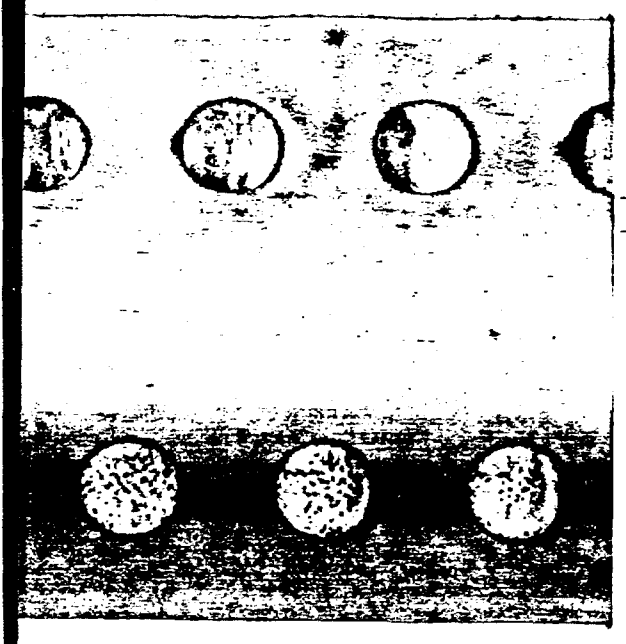
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 115000.00
CON TX 379.50
PRFEE 1.00
WDEED 9.00
TOTAL 389.50
CHECK 389.50

05/07/90 01 08:55 0001 9186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24295

IDENTIFICATION REFERENCE

MAY 7 8 54 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 316664