BOOK 8248 PAGE 898

This instrument prepared by:
James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, TN 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$ 383,000.00**.

Emily D. Leftwich
Affiant

Sworn to and subscribed before me on the 16 day of November, 1990.

Elwanna Carpenter
Notary Public
My commission expires: 3-13-94

76848

IDENTIF. TREFEREN

DEC 4 10 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

Address of New Owner:	**Send Tax Bills to:**	**Map/Parcel Nos.**
Russell B. Leftwich, et ux. **26 Compton Trace** **Nashville, Tennessee 37215**	**Mortgagee**	**Map 131-6-C** **Parcel 46 W**

MORTGAGEE: Security Federal Savings & Loan Association of Nashville
616 Marriott Drive
Nashville, TN 37230

5933 12/04 0101 03CHECK 1273.90

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **COMPTON TRACE VENTURE, a Tennessee general partnership**, hereinafter the "Grantor" has bargained and sold, and by these presents does hereby transfer and convey unto **RUSSELL B. LEFTWICH and wife, EMILY G. LEFTWICH**, hereinafter the "Grantees", their heirs, representatives and assigns, that certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Lot 76 as shown on the plat of Burton Hills Estates - Tract 9, of record in Book 6250, page 596, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Compton Trace Venture, a Tennessee general partnership, by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 6765, page 238, said Register's Office.

This is improved property known as: 26 Compton Trace, Nashville, Tennessee 37215.

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, representatives 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 warrants that the same is unencumbered, except for those matters set forth in **Exhibit "A"** attached hereto.

And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives and assigns against the lawful claims or all persons, whomsoever.

Grantor quitclaims and conveys to Grantees all of the interest Grantor may have in and to the common elements of Burton Hills Estate as established and provided for in the 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; and in the Declaration of Covenants, Conditions and Restrictions of record in Book 6644, page 23, Register's Office for Davidson County, Tennessee.

Grantor further quitclaims and conveys to Grantees all of the interest Grantor may have in and to the memberships in: (1) the Burton Hills Homeowners' Association, Inc., the Charter of which is recorded at Book 6517, page 505; (2) the Burton Hills Recreational Association, Inc., the Charter of which is recorded at Book 6517, page 511; and (3) the Burton Hills Estate Association, Inc., the Charter of which is recorded at Book 6665, page 1, said Register's Office.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized partners on this 16 day of November, 1990.

COMPTON TRACE VENTURE,
a Tennessee general partnership

By: L. Joe Edmondson
L. Joe Edmondson, Partner

By: Carl Hasty
Carl Hasty, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **L. Joe Edmondson** to me personally known, or proved to me on the basis of satisfactory evidence, who acknowledged that he is a partner of **COMPTON TRACE VENTURE, a Tennessee general partnership**, the within named bargainor, and that he as such partner, being authorized so to do, executed the within instrument for the purpose therein contained by signing the name of the partnership as such partner.

WITNESS my hand and official seal at office on this the 16 day of November, 1990.

Margaret Davenport
NOTARY PUBLIC

My Commission expires: My Commission Expires MAR. 26, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Carl Hasty** to me personally known, or proved to me on the basis of satisfactory evidence, who acknowledged that he is a partner of **COMPTON TRACE VENTURE, a Tennessee general partnership**, the within named bargainor, and that he as such partner, being authorized so to do, executed the within instrument for the purpose therein contained by signing the name of the partnership as such partner.

WITNESS my hand and official seal at office on this the 16 day of November, 1990.

Margaret Davenport
NOTARY PUBLIC

My commission expires: My Commission Expires MAR. 26, 1994

EXHIBIT "A"

1. Charter of Burton Hills Homeowners' Association, Inc. of record in Book 6517, page 505, Register's Office for Davidson County, Tennessee.

2. Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, said Register's Office.

3. Charter of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, said Register's Office.

4. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

5. Declaration of Covenants, Conditions, and Restrictions, including without limitation, all burdens, liens, obligations, options, assessments, and other undertakings contained in instrument 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, reference to said document being specifically heremade and incorporated herein by reference.

6. Declaration of Covenants, Conditions, and Restrictions, including without limitation, all burdens, liens, obligations, options, assessments, and other undertakings contained in instrument of record in Book 6644, page 23, said Register's Office, reference to said document being specifically heremade and incorporated herein by reference.

7. Agreements by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383, and Book 6655, page 47, said Register's Office.

8. All matters 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 Estates-Tract 9, of record in Book 6250, page 596, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8248 PAGE 901

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 383000.00
CON TX 1263.90
PRFEE 1.00
WDEED 9.00
~~TOTAL 1273.90~~
~~CHECK 1273.90~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/90 01 10:05 0001 5933

76848

IDENTIF. REFERENCE

DEC 4 10 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378405