THIS INSTRUMENT PREPARED BY:
Moore, Stout, Waddell & Ledford
238 Broad Street, P.O. Box 1345
Kingsport, Tennessee 37662

Mail

THIS QUITCLAIM DEED, made and entered into this the 4th day of January, 1991, by and between JOHNNIE S. BLACKBURN, hereinafter known as the Party of the First Part, and JOSEPH D. BLACKBURN, JR., hereinafter known as the Party of the Second Part.

W I T N E S S E T H

As a gift and with full donative intent, the Party of the First Part has this day bargained, transferred and quitclaimed and by these presents does hereby grant, transfer and quitclaim unto the Party of the Second Part, his heirs and assigns, any and all right, title, claim or interest which she has in and to a one-half (1/2) undivided interest in the following described property (the "Property") located in Davidson County, Tennessee, to-wit:

UNIT 313 of Burton Hills, Village of Boxmere, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tenn. Code Ann., and as established by a Master Deed of record in Book 6666, page 749, as amended by Amendment of record in Book 6824, page 308, Register's Office for Davidson County, Tennessee, together with a one-half (1/2) undivided interest in the undivided percentage interest in the Common Elements appurtenant to this Unit as set forth in Exhibit "C" of the Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, A Condominium, set forth in Exhibit "B" of the Master Deed for a more complete identification and description of this Unit.

Being a one-half (1/2) undivided interest in the same Property conveyed to the Party of the First Part and J. D. Blackburn, her husband, by deed dated May 29, 1986 and of record in the Register's Office in Book 6894 at page 295.

J. D. Blackburn died testate a resident of Sullivan County, Tennessee on July 24, 1987 and the Party of the First Part acquired the fee simple title to the above-described property as the surviving tenant by the entireties.

This conveyance is made exprssly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to the Property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of the Property.

This conveyance is also made expressly subject to the following instruments:

1. Declaration of Restrictions of record in the Register's Office in Book 6326, page 588.

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

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

4. Charter of Burton Hills, Village of Boxmere, Phase I Council, Inc., dated August 16, 1985, of record in the Register's Office in Book 6665, page 6.

5. Declaration of Covenants, Conditions and Restrictions of record in the Register's Office in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532 and Book 6778 at page 536.

6. 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 the Register's Office in Book 6470, page 383.

7. 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 the Register's Office in Book 6655, page 47.

8. All matters as shown on the Plat of Burton Hills of record in the Register's Office in Book 6250, page 284, revised by Plat of record in Book 6250, page 649.

9. Master Deed, By-Laws and Plat of Burton Hills, Village of Boxmere, Phase I, A Condominium, of record in the Register's Office in Book 6666, page 749, as amended by Amendment of record in Book 6824, page 308.

WITNESS the signature of the Party of the First Part this day and year first above written.

Johnnie S. Blackburn

85182

IDENTIF. TREFERENCE

JAN 10 3 03 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

STATE OF TENNESSEE :
:ss.
COUNTY OF SULLIVAN :

Personally appeared before me, Linda S. Fleenor, a Notary Public in and for the aforesaid state and county, the within-named bargainor, Johnnie S. Blackburn, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of January, ~~1991~~.

Linda S. Fleenor
Notary Public

My commission expires:

October 24, 1993

STATE OF TENNESSEE :
: ss.
COUNTY OF SULLIVAN :

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~Gift~~ QUIT CLAIM, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Norman Waddell
Affiant

SWORN TO AND SUBSCRIBED before me, this 4th day of January, 1991.

Linda S. Fleenor
Notary Public

My commission expires:

October 24, 1993

Name and Address of Property Owner:

JOSEPH D. BLACKBURN, JR.
22 BELCARO CIRCLE, NASHVILLE, TN. 37215

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

Same as Property Owner

Property Assessor's Map No. 131-6-E Parcel No. 313

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