WARRANTY DEED (For Typewriter) (Box 607-1) Revised MARSHALL & BRUCE - NASHVILLE

N-1054

WARRANTY DEED

6302 01/17 0101 03CHECK 70.70

This instrument prepared by:

WHITE, REGEN & STUART, ATTORNEYS (Name) 110 N. MATHIS DRIVE (Street address or Route Number)

DICKSON (City) TENNESSEE (STATE) 37055 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Robert N. Clement (NAME:)	Robert N. Clement (NAME:)	131-06-0-B-018-00-C0
8302 Treebrooke Lane (STREET ADDRESS OR ROUTE NUMBER)	8202 Treebrooke Lane (STREET ADDRESS)	07DA 91530
Alexandria, VA 22308 (CITY) STATE (ZIP CODE)	Alexandria, VA 22308 (CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- DOLLARS

($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

JAN 17 10 05 AM '91 DIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE 86801

I, Will Andrews, a single person,

have bargained and sold, and by these presents do transfer and convey unto the said

Robert N. Clement and wife, Mary Clement, their

heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Lying and being in Davidson County, State of Tennessee, and being Lot No. 18 on the plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250 at page 564 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Will Andrews by deed from Andrews Pruett Construction Company, a Tennessee partnership composed of Will Andrews and Kerry Pruett, of record in Book 8052 at page 259 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) declaration of covenants, conditions and restrictions of record in Book 6517 at page 522, and amended in Book 6691 at page 593, Book 6778 at page 532, and Book 6778 at page 536; (2) declaration of restrictions of record in Book 6326 at page 588; (3) charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517 at page 505; (4) charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517 at page 511; (5) charter of Burton Hills Village of Foxview Association, Inc., dated March 5, 1985, of record in Book 6517 at page 517; (6) agreement by and between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470 at page 383; (7) all matters as shown on the plat of Burton Hills of record in Book 6250 at page 284, revised in Book 6250 at page 649; (8) all matters as shown on the plat of Burton Hills Village of Foxview-Tract 5, of record in Book 6250 at page 564; (9) declaration of covenants, conditions and restrictions, Burton Hills Village of Foxview, dated June 18, 1985, of record in Book 6625 at page 171, amended in Book 6917 at page 918, (10) 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 at page 250; (11) maximum square footage allocations for the Village of Foxview-Tract 5 in the recorded plat of Burton Hills, Nashville, Tennessee, of record in Book 6250 at page 564, as prepared by MCI Consulting Engineers, Inc.,

bmw

4301 Hillsboro Road, Nashville, Tennessee, of record in Book 6626 at page 937; (12) easement for utility services and party walls for use in common with owners of attached and appurtenant improvements; (13) rights of others in and to the common elements, if any; (14) deed of conveyance for sanitary sewer of record in Book 7275 at page 826; and (15) conveyance of common area to Burton Hills Village of Foxview Association of record in Book 6917 at page 710, all in the Register's Office of Davidson County, Tennessee.

BOOK 8277 PAGE 323

The previous and last conveyance being a Deed to (same as above)

from

Registered in Register's Office of _____ County, State of Tennessee,

in Vol. _____ Page _____

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Robert N. Clement and wife, Mary Clement, their

heirs and assigns, forever. And I do covenant with the said Robert N. Clement and wife, Mary Clement,

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said

Robert N. Clement and wife, Mary Clement, their

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 26th day of December, 19 90

Witness:

X Will Andrews

State of Tennessee _____ County.

The foregoing Deed was received and transferred.

This _____ day of _____, 19 _____, at _____ O'Clock _____ M.

_____

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DICKSON COUNTY

BOOK 8277 PAGE 321

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Will Andrews, a single person,

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Dickson, Tennessee, this 26 day of December, 1990

My Commission Expires 11/23, 1992 Jeannie Christie
Notary Public

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY

Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal, at _____

_____ Tennessee, this _____ day of _____, 19___

My Commission Expires _____, 19___ _____
Notary Public

STATE OF TENNESSEE, _____ COUNTY: REGISTER'S OFFICE, _____, 19___

The foregoing instrument and certificate were noted in Note Book _____, Page _____ At _____ O'clock _____M

_____, 19___ and recorded in _____ Book _____, Series _____

Page _____.

State Tax Paid $_____ Fee $_____ Recording Fee $_____ Total _____. Receipt No. _____

Witness my hand.

_____
Register

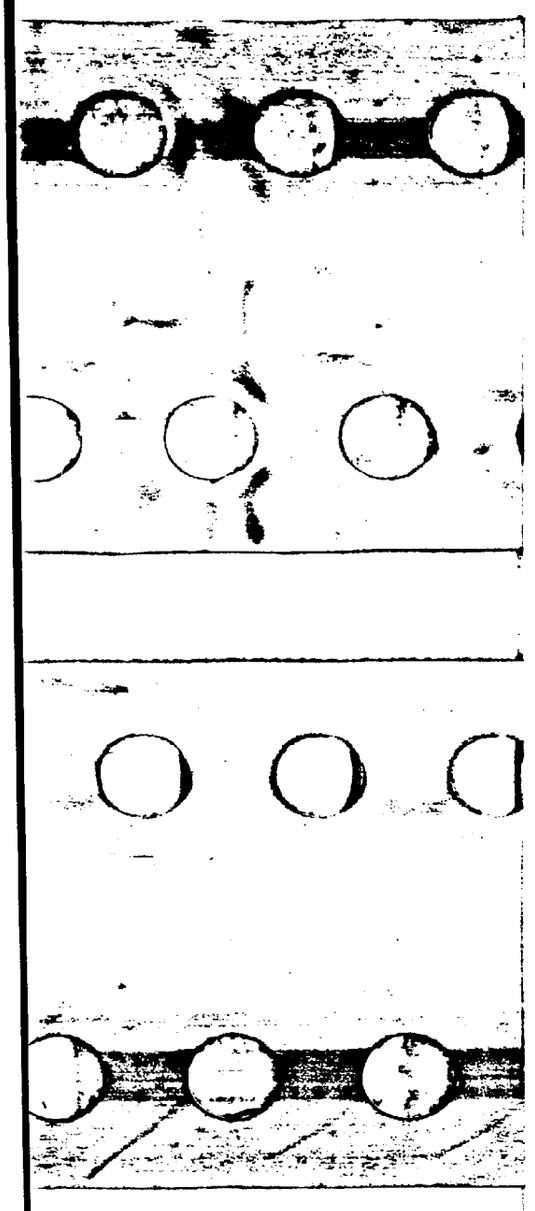
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $169,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Timothy G. Petty
Affiant.

Subscribed and sworn to before me this the 26 day of December

19 90.

Jeannie Christie
Register or Notary Public.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 325

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
169000.00
CON TX 557.70
PRFEE 1.00
WDEED 12.00
TOTAL 570.70
CHECK 570.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/17/91 01 10:04 0001 6302

86801

IDENTIF. REFERENCE

JAN 17 10 05 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390156