WARRANTY DEED

FROM: Burton Capital Corporation, a Kentucky corporation

TO: Samuel K. Welborn and wife, Sandra G. Welborn

| Address New Owner(s) as follows: | Send Tax Bills to: | Map/Parcel |
|---|---|---|
| 610 Arkland Place<br>Nashville, TN 37215 | The Commercial [illegible] Bank [illegible] Louisville, KY 40202 | 131-6-G<br>610 CO |

This instrument prepared by: WALT, DYER & JAMES
ATTORNEYS AT LAW
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

FILE BOX 61

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $104,900.00.

P Ronnie Stahl Jr.
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1991.

Teresa Lynn Hedrick
Notary Public

My Commission Expires: 9-21-94

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), the receipt of which is hereby acknowledged, Burton Capital Corporation, a Kentucky corporation, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Samuel K. Welborn and wife, Sandra G. Welborn, hereinafter called "Grantee", (whether one or more persons or entities), Grantee's heirs, personal representative, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit 610, of Burton Hills, Village of Ashlawn, 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 7076, page 696, Register's Office for Davidson 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, Village of Ashlawn, A Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Burton Capital Corporation, a Kentucky corporation, by Special Warranty Deed from Burton Hills Properties, a Kentucky general partnership of record in Book 8319, page 728 said Register's Office.

4/8/91
mco

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 610 Arkland 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 it 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 itself, its successors 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 ____ day of _____, 19____.

BURTON CAPITAL CORPORATION,
a Kentucky corporation

BY: P Norris Stockley Jr.
TITLE: President

"GRANTOR"

STATE OF KENTUCKY )
COUNTY OF JEFFERSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared P Norris Stockley, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Burton Capital Corporation, a Kentucky corporation, the within named bargainor, and that he as such President of Burton Capital Corporation, a Kentucky corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such President.

Witness my hand and seal, in Louisville, Kentucky, this the 30th day of April, 1991.

Teresa Lynn Harbes
NOTARY PUBLIC

NOTARY PUBLIC
STATE AT LARGE

My Commission Expires: 9-21-94

11209

IDENTIF. TREFERENCE

MAY 2 10 48 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

4/8/91
mco

Village of Ashlawn

EXHIBIT A

EXCEPTIONS TO TITLE

1. 1991 Metropolitan Government taxes not yet due and payable.

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

3. Charter of Burton Hills Homeowners Association, Inc. dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, said Register's Office.

4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.

5. Charter of Burton Hills, Village of Ashlawn Council, Inc., dated March 3, 1987, of record in Book 7154, Page 239, said Register's Office.

6. 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, Book 6911, page 120, Book 7046, page 520, and in Book 7076, page 691, said Register's Office.

7. Agreement by and between Burton Capital Corporation, a corporation, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

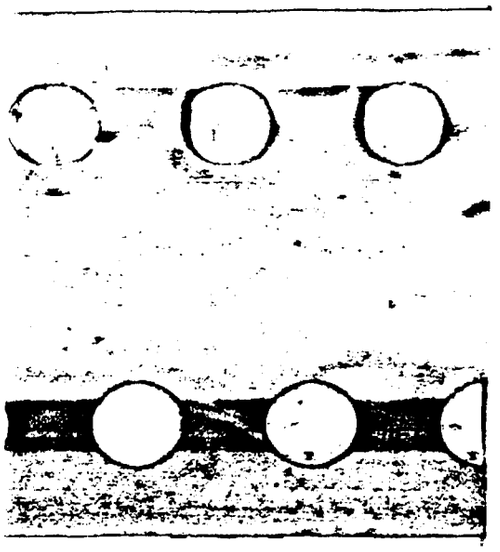
8. Agreement by and between Burton Capital Corporation, a corporation, and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985, of record in Book 6655, page 47, said Register's Office.

9. All matters as shown on the Plat of record in Book 6250, page 978, said Register's Office.

10. Master Deed, By-Laws, and Plat of Burton Hills, Village of Ashlawn, a Condominium, of record in Book 7076, page 696, said Register's Office.

4/8/91
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**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8343 PAGE 136

| | | |
|---|---|---|
| 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 | 104900.00 |
| CON TX | 346.17 |
| PRFEE | 1.00 |
| [illegible] | 9.00 |
| TOTAL | 356.17 |
| CHECK | 356.17 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/91 01 10:48 0001 8453

11209

IDENTIF. REFERENCE

MAY 2 10 48 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 418109