PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorney
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (PWJr/fs)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 152,000.00

Affiant

Sworn and subscribed before me on June 11, 1992.

Notary Public

My Comm. Expires: 9/26/97

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
George C. deZevallos 51 Park Crescent Circle Nashville, Tennessee 37215	SAME	7DA-91599 131-06-0-C 045.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. McKanna and spouse, Vivien A. Casagrande,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey, subject to the limitations herein contained, unto **George C. deZevallos,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 77 as shown on the Plat of Burton Hills Estates, Tract 9, of record in Book 6250, Page 596, 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 Grantor by Deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 7753, Page 871, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to the following exceptions to title:

1. Property taxes to the Metropolitan Government for the current year. Grantee has been given a credit against the purchase price for Grantor's estimated share and the payment of said taxes shall be by Grantee.
2. Declaration of Restrictions of record in Book 6326, Page 588, said Register's Office.
3. 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 Book 7076, Page 691, all in said Register's Office.
4. Declaration of Covenants, Conditions, and Restrictions, Burton Hills Estates, of record in Book 6644, Page 23, and amended in Book 6917, Page 730, said Register's Office.
5. 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.
6. 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.
7. Charter of Burton Hills Estate Association, Inc., dated August 16, 1985, of record in Book 6665, Page 1, said Register's Office.

8. Sanitary Sewers and/or storm drainage easement and two 10 foot temporary construction easements conveyed by deed from David Lipscomb College to Metropolitan Government of Nashville and Davidson County, Tennessee, dated November 11, 1968, of record in Book 4298, Page 491, said Register's Office.
9. 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 Book 6470, Page 383, said Register's Office.
10. 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 Book 6655, Page 47, said Register's Office.
11. All matters shown on the Plat of record in Book 6250, Page 978, said Register's Office.
12. All matters as shown on the Plat of Burton Hills, Tract 9, of record in Book 6250, Page 596, said Register's Office.

Reservation of Easements

Grantor expressly reserves to Grantor, Grantor's heirs, executors, administrators, personal representatives and assigns, certain easements in and to the above described property, said easements being described and defined as follows:

Easement Area - The portion of said Lot No. 77 which is subject to the easements reserved herein is described as that portion of said lot which lies north of the following line: Beginning at a point which is South 13° 52' 37" West, 60 from the northeasterly corner of said Lot 77 and running westwardly to the point of intersection of the northwesterly line of Lot 77 with the northerly right-of-way of the Park Crescent Circle cul-de-sac; said line being further described as the the dashed line between points "A" and "D" on the detail upon or attached to this document.

Easement Descriptions - The easement rights are described as follows:

1. Buffer Zone Easement - The property within the Easement Area is designated as a buffer zone between Lot 77 and the property to which the easements are appurtenant. No fence or barrier higher than two feet may be erected and no tree or other vegetation having a trunk with a circumference greater than five inches may be trimmed or removed without approval of the owner of Lot 77 and the owner(s) of the property to which the easements are appurtenant. Except as limited by the landscape easement contained herein, the planting of trees or high hedges is permitted.

2. Landscape Easement - That portion of the Easement Area lying north, east and west of the minimum building setback lines is subject to a landscape easement. Within these areas, the owner(s) of the property to which the easements are appurtenant shall have the exclusive right and duty to plan, install, and maintain landscaping, including, but not limited to, ground cover, flowers, shrubs and evergreen hedges.

3. Driveway - Grantee is aware that Grantor has secured permission from Burton Hills Properties for the installation of a driveway from the property to which the easements are appurtenant across Lot 78 to the northerly right-of-way of Park Crescent Circle, and by acceptance of this deed agrees to make no objection to such installation.

The easements created hereby shall run with the land and shall be binding upon Grantee, Grantee's heirs, executors, administrators, personal representatives and assigns; shall inure to the benefit of Grantor,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Grantor's heirs, executors, administrators, personal representatives and assigns; and shall run with and be appurtenant to Grantor's adjoining lands which are described as Lots 4 and 5 on the Plan of Seven Hills, Section 5, of record in Book 2854, Page 108, the said property having been acquired by Grantor by deed from George P. Van and wife, Janine Van, of record in Book 6701, Page 824, all in the said Register's Office. The easements and easement rights are declared to be severable, and in the event that one or more easement provisions shall be determined to be void, unlawful or unenforceable for any reason, the remainder of the easement provisions shall remain in full force and effect.

This is unimproved property, known as: 51 Park Crescent Circle, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on June 11, 1992.

James A. McKanna

Vivien A. Casagrande

1759 06/16 0101 03CHECK 572.40

State of Tennessee
County of Davidson

On June 11, 1992, before me the undersigned authority, personally appeared James A. McKanna and Vivien A. Casagrande, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILLIAMS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

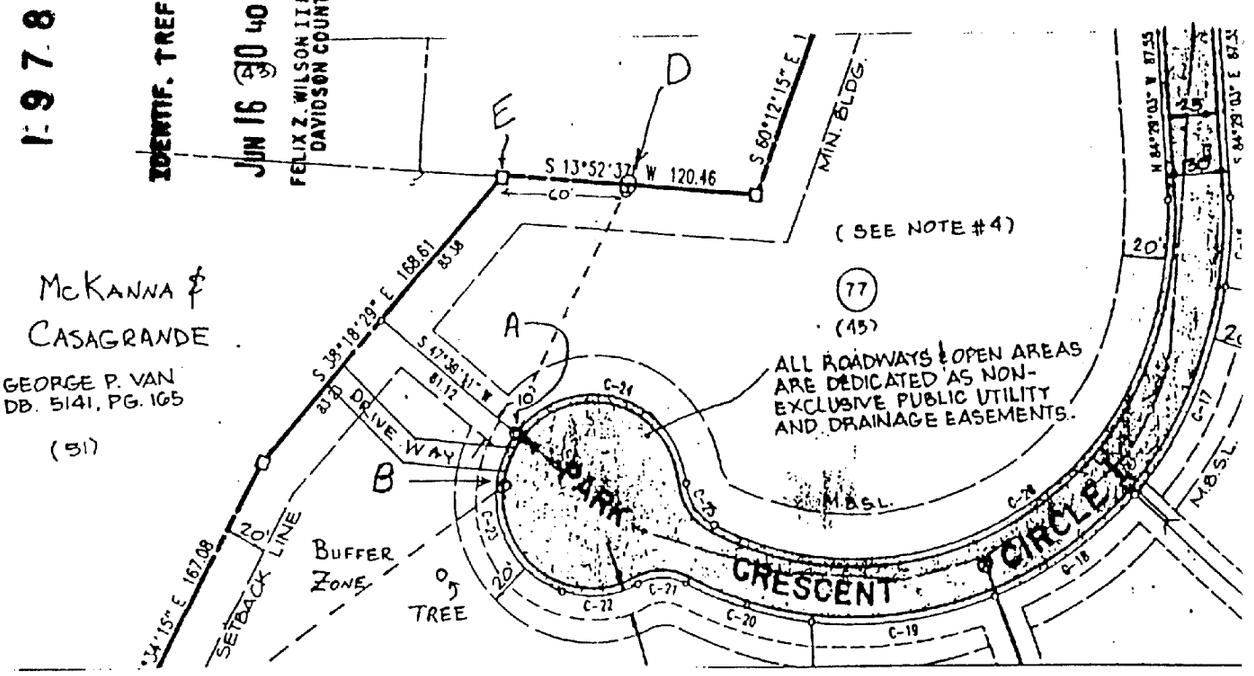
My Commission Expires: 9/26/92

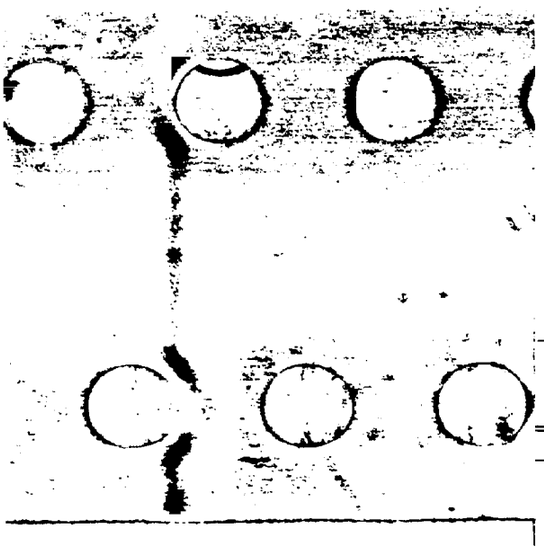
IDENTIF. REFERENCE

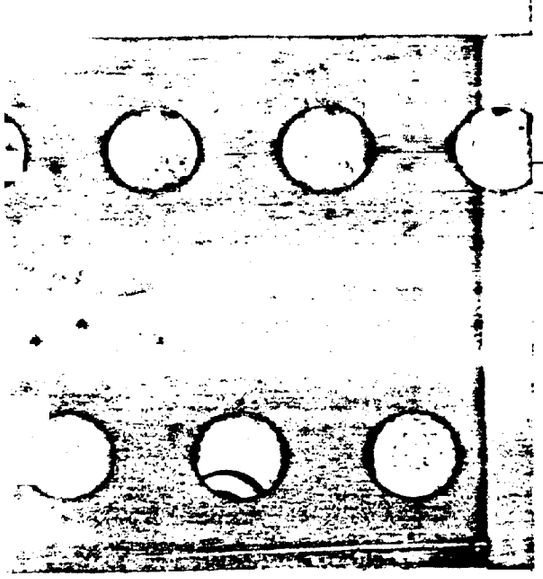
1 9 7 8 1

JUN 16 3 40 AM '92 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

EASEMENT AREA DETAIL







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8653 PAGE 54

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 152000.00
CON TX 562.40
PRFEE 1.00
WDEED 9.00
TOTAL 572.40
CHECK 572.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/92 01 10:37 0001 1759

E 9 7 8 1

IDENTIF. REFERENCE

JUN 16 10 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541504