BOOK 9237 PAGE 151

Book 12

FROM: ANDREA LOUISE SELBY, D.C., AN UNMARRIED PERSON

TO: BENJAMIN W. VANVOORHEES

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Benjamin W. VanVoorhees	SAME	Map 131-6-E
312 Boxmere Place		Parcel 312
Nashville, Tn. 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Benjamin W. VanVoorhees
Affiant

Subscribed and sworn to before me, this the 31st day of January, 1994.

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Comm. Expires: 1/25/97

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, I, Andrea Louise Selby, D.C., an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Benjamin W. VanVoorhees, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 312 Boxmere Place, 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of January, 1994.

Andrea Louise Selby, D.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea Louise Selby, D.C., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of January, 1994.

Carol R. Rowland
NOTARY PUBLIC

My Commission Expires: 1/25/97

13540
IDENTIF. & REFERENCE

94 FEB -1 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1030 02/01 0101 03CHECK 401.50

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1/31/94

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 312, of Burton Hills, Village of Boxmere, Phase I, 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 6666, page 749, as amended by Amendments of record in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, 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 Boxmere, Phase I, A Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Andrea Louise Selby D.C. by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 6962, page 926, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

1. 1994 Metropolitan Government taxes.

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, Book 7076, page 691, and Book 7146, page 188, said Register's Office.

4. Agreement regarding Open Spaces 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, Book 6655, page 47, Book 7147, page 411, and Book 7147, page 416, said Register's Office.

5. Conveyance of sanitary sewers and water mains of record in Book 7240, pages 543, 547, 551, 555, 559, 563, 567, 571, 575, 580, 585, 590, 595, 600, 605, 610 and 615, Book 7275, page 826, Book 7306, page 127, Book 7306, page 150, Book 7461, pages 880, 884, 888, 929, 934 and 939 and Book 7593, pages 508, 531, 535 and 570, said Register's Office.

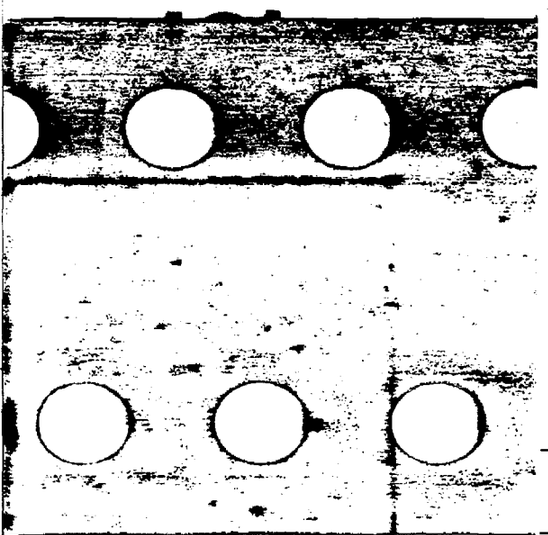
6. Charter of Burton Hills Homeowner's Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, said Register's Office.

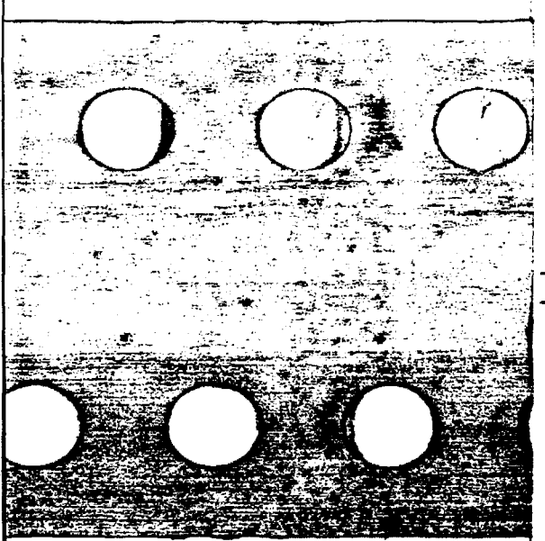
7. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.

8. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Burton Hills, Village of Boxmere, and the By-Laws appended thereto, of record in Book 6666, page 749, as amended in Book 6824, page 308, and further amended in Book 6908, page 738, and Book 6921, page 226, and amendment to the By-Laws, of record in Book 6911, page 831, said Register's Office.

9. All matters as shown on the Plan of record in Book 6250, page 649, said Register's Office.

10. Rights of others in and to the common elements.





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

RECEIVED OF _____

FOR _____

BOOK 9237 PAGE 154

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 12.00
TOTAL 401.50
CHECK 401.50

02/01/94 01 14142 0001 1030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13540
IDENTIF. ↑ REFERENCE

94 FEB -1 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752024