PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9685 PG 325

W & I Ref: (kd) Title No: 36477
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert E. Sims Laura M. Sims 364 Ardsley Place Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 131-5C-364

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 **Georgia L. Burton, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert E. Sims and spouse, Laura M. Sims,** 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 Unit No. 364 on the plan of Hillsborough Condominiums, of record in Book 6250, page 699 and as further set out in Exhibit "B" to the Master Deed & By-Laws of record in Book 6822, page 721, Register's Office for said County and to which plan and exhibit "B" reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Georgia L. Burton by deed from Jayne A. Sampson, unmarried, of record in Book 9214, page 415, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the terms and conditions of storm water detention agreement by abd between Hillsborough Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County, dated September 25, 1985 of record in Book 6702, page 330, said Register's Office and to the restrictive covenants and Master Deed and By-Laws of record in Book 6822 Page 721, Book 6566, page 4, Book 6465, page 872, Book 6609, page 860, master Deed in Book 6682, page 778, Book 6616, page 483, Book 6650, page 10, Book 6822, page 747, Book 6609, page 864, Book 6465, page 867, Book 6609, page 867, Book 6609, page 855, Book 6702, page 330, Book 4161, page 814, Book 6229, page 484, Book 4377, page 710, Book 6303, page 601 and Book 4403, page 627 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 364 Ardsley 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, 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 this 25th day of May, 1995.

Georgia L Burton

Georgia L. Burton

State of Tennessee
County of Davidson

On this 25th day of May, 1995, before me the undersigned authority, personally appeared **Georgia L. Burton**, 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 WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175000.00

Robert E. Sims, ATTY

Affiant

Sworn and subscribed before me on the 25th day of May, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

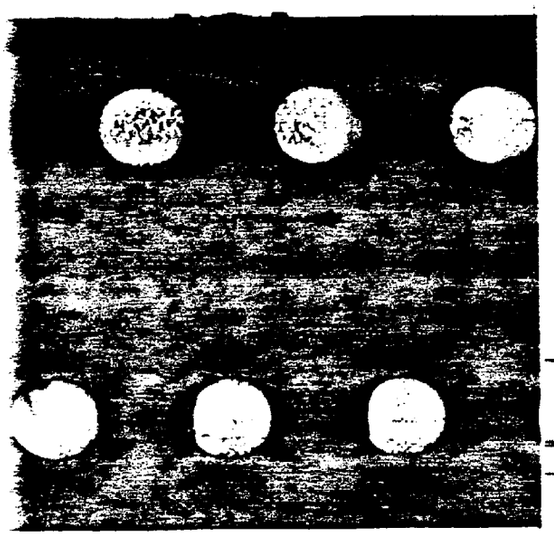
My Commission Expires: _____ Notary Public

95 MAY 31 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/31 0101 03CHECK 656.50

IDENTIF. # REFERENCE

00652 41



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

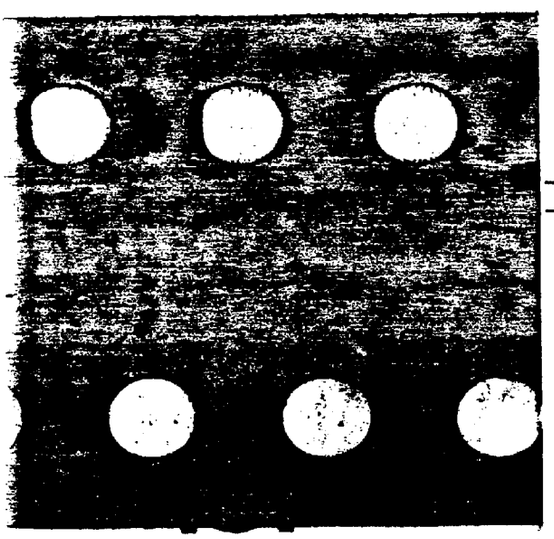
RECEIVED OF _____

FOR _____

BOOK 9685 PG 327

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 175000.00
CON TX 647.50
PRFEE 1.00
~~MREED 8.00~~
~~TOTAL 656.50~~
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/95 01 10:23 0001 5954

0065241
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915272