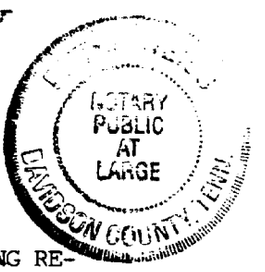
BOOK 9687 PG 479

WARRANTY DEED

BOX #19B

G#95-5-58



THIS INSTRUMENT IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF CORRECTING THE MARITAL STATUS OF THE GRANTORS HEREIN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

James H Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. MILLER	"NEW OWNER"	MAP 131-06-0-E
(NAME)	(NAME)	
217 Boxmere Place		PARCEL 217co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		FB #07DA-91634
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IRMA D. CLARK AND ~~WIFE~~/ MARY L. CLARK, as tenants in common with right of survivorship (both unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. MILLER, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 217 of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, in Book 6908, Page 738, and in 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 Exhibit B of said Master Deed, of record in Book 6666, Pages 790 - 803, said Register's Office, for a more complete identification and description of such Unit.

RE-RECORD BOOK 9736 PG 901

BEING the same property conveyed to Irma D. Clark, by Deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 6807, Page 41, and further conveyed to Irma Clark and Mary L. Clark, as tenants in common with right of survivorship, by Quitclaim Deed from Irma Clark, unmarried, of record in Book 8689, Page 13, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed of record aforementioned, said Register's Office; is subject to the By-Laws for the administration thereof, of record in Book 6666, Page 806, and as amended in Book 6911, Page 831, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without

CONTINUED

unimproved ( )
This is improved (X) property, known as 217 Boxmere Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 31st day of May 19 95

Irma D Clark
IRMA D. CLARK

Mary L Clark
MARY L. CLARK

STATE OF TENNESSEE

BOOK 9687 PG 480

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IRMA D. CLARK AND WIFE, MARY L. CLARK, as tenants in common with right of survivorship

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May, 1995.

Commission expires September 16, 1995

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RE-RECORD
BOOK 9736 PG 902

LEGAL DESCRIPTION CONTINUATION

limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominiums; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

RE-RECORD
95 JUL 21 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0081021

0065824

IDENTIF. & REFERENCE

95 JUN -1 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3314 07/21 0101 03CHECK

8-00

6583 06/01 0101 03CHECK

441-00