SOS

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9764 PG 126

ADDRESS NEW OWNER:
Thomas J. Parker
311 Boxmere Place
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 131-6
GROUP E
PARCEL 311 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James R. Sasser and wife, Mary G. Sasser, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Jenkins Parker Trustee of the Amber Leigh Parker Irrevocable Trust, with full power to buy, sell, mortgage, and encumber, without the joinder of any beneficiary, hereinafter called the Grantee, his 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. 311 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 James R. Sasser and wife, Mary G. Sasser by deed from Burton Hills Properties, a Kentucky general partnership, as of record in Book 7016, page 433, Register's Office for Davidson County, Tennessee.

This is improved property known as 311 Boxmere Place, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Declaration of covenants, conditions and restrictions, including but not limited to assessments, charges and liens, of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, and Book 6778, page 536,

Register's Office for Davidson County, Tennessee.

3. Sanitary sewer and/or storm drainage easement as of record in Book 4298, page 491, said Register's Office.
4. Open Space Agreement with the Metropolitan Government of Nashville and Davidson County, and Burton Hills, of record in Book 6655, page 47, said Register's Office.
5. Open Space Agreement between Burton Hills Properties and the Metropolitan Planning Commission, of record in Book 6470, page 383, said Register's Office.
6. Master Deed establishing a Horizontal Property Regime of Burton Hills Village of Boxmere, Phase I, of record in Book 6666, page 749, and By-Laws of record in Book 6666, page 806, as amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee.
7. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, said Register's Office.
8. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, said Register's Office.
9. Charter of Burton Hills, Village of Boxmere, Phase I, a condominium, dated September 25, 1985, of record in Book 6665, page 6, said Register's Office.
10. Subject to all matters shown on the Plat of record in Book 6250, page 284, said Register's Office, as amended by instrument of record in Book 6250, page 649, and as further amended by Exhibit to Master Deed of record in Book 6666, page 790, as amended by amendments to said Master Deed, all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Jenkins Parker Trustee of the Amber Leigh Parker Irrevocable Trust, with full power to buy, sell, mortgage, and encumber, without the joinder of any beneficiary, his heirs and assigns, forever; and we, James R. Sasser and wife, Mary G. Sasser, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of August, 1995.

BOOK 9764 PG 128

James R. Sasser By: J. Gray Sasser
Attorney-in-Fact

Mary G. Sasser By: J. Gray Sasser
Attorney-In-Fact

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 J. Gray Sasser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James R. Sasser and Mary G. Sasser as their Attorney-in-Fact, as the free act and deed of the within named James R. Sasser and Mary G. Sasser. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of August, 1995.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires:
9/8/96

3142 08/16 0101 03CHECK 447.75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 117,500.00.

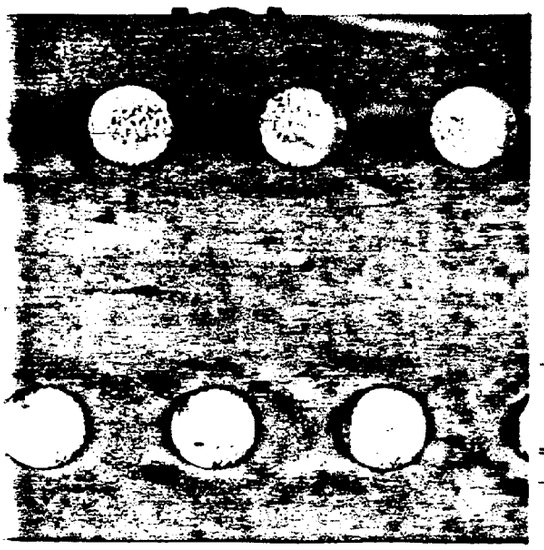
Jack E. Burchett
AFFIANT

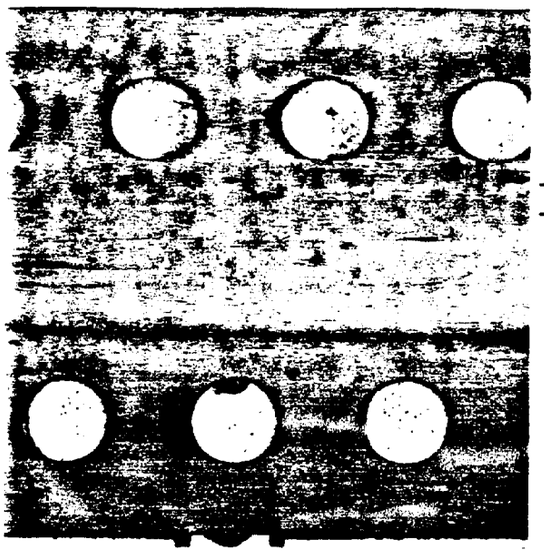
Subscribed and sworn to before me this 14th day of August, 1995.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires:
9/8/96

0090119
IDENTIF. ↑ REFERENCE

95 AUG 16 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9764 PG 129

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	
	117500.00
CDN TX	434.75
PRFEE	1.00
WDEED	12.00
TOTAL	447.75
CHECK	447.75

08/16/95 01 11:05 0001 3142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00901 19

IDENTIF. ↑ REFERENCE

95 AUG 16 AM 11:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942119