File Box 9-B
First Title and Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 9954 PG 371

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13669

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| BARRY D. LANCASTER | AMSOUTH BANK OF ALABAMA | 131-6-G |
| (NAME) | (NAME) | |
| 403 Ashlawn Court | 2050 Parkway Office Circle | 403 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | Hoover, Alabama 35244 | 7DA92516 |
| (CITY) (STATE) (P. O. 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, WILLIAM A. NORTON, JR., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARRY D. LANCASTER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 403, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. Tract No. 13 on the Plan of Resubdivision of Tracts 1,2 and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William A. Norton, Jr., unmarried by deed from Cheryl Lynn Sears (formerly known as Cheryl Lynn Robertson) of record in Book 9243, page 440, said Register's Office. The said William A. Norton, Jr. having since married.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, Book 7076, page 691, Book 7076, page 696, amended in Book 7308, page 859; (3) Charters of record in Book 7154, page 239, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (4) Easements of record in Book 3702, page 250, Book 4298, page 491; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 978, said Register's Office.

Amy R. Norton, spouse of William A. Norton, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said William A. Norton, Jr.

0261 02/22 0101 03CHECK 469.65

This is improved (XX) property, known as 403 Ashlawn Court, Nashville, Tennessee 37215 unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of February, 19 96

WILLIAM A. NORTON, JR.

AMY R. NORTON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9954 PG 372

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. NORTON, JR. AND WIFE, AMY R. NORTON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of February, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

015252
IDENTIFICATION
96 FEB 22 AM 9:32
FEE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Barry D. Lancaster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

FROM

WILLIAM A. NORTON, JR.

TO

BARRY D. LANCASTER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 9954 PG 373

| | | |
|---|---|---|
| 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 124500.00
CON TX 460.65
PRFEE 1.00
WDEED 8.00
TOTAL 469.65
CHECK 469.65

02/22/96 01 09:33 0001 0261

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0152512
IDENTIFICATION REFERENCE

96 FEB 22 AM 9:32

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 1008430