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

WARRANTY DEED

BOOK 10215 PG 963

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14127

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TRISH A. TOWNSEND	SUNTRUST BANK, NASHVILLE, N.A.	131-6-D
(NAME)	(NAME)	
546 Belair Way	P.O. Box 305110	546
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37230-5110	7DA92440
(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, PEGGY J. CHURCHWELL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRISH A. TOWNSEND, 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. 546, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed, of record in Book 6690, page 70 amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325 and Book 9398, page 43, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached to the amendment in Book 6890, page 963 as Exhibit "A" to the aforementioned Master Deed and By-Laws and being located upon Tract No. 8 on the Plan of the Resubdivision of Tracts 1, 2 and 11 of Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy J. Churchwell by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 7566, page 713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; (2) Restrictions of record in Book 6517, page 522, Book 6778, page 536, Book 6690, page 70, Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325 and Book 9398, page 43; (3) Charters of record in Book 6517, page 511, Book 6921, page 214, Book 6665, page 18, Book 6921, page 220, Book 6517, page 505 and Book 6921, page 216; (4) Agreement of record in Book 6470, page 383, and Book 6655, page 47; and (5) All matters appearing on the Plan of record in Book 6250, page 978; said Register's Office.

unimproved ( )
This is improved (X) property, known as 546 Belair Way, Nashville, Tennessee 37217

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 30th day of September, 19 96.

Peggy J. Churchwell

PEGGY J. CHURCHWELL

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10215 PG 901

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY J. CHURCHWELL with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of September, 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

96 OCT -4 AM 11:02
FELIX P. BROWN, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0233006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,000.00

Trish A. Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 96.

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

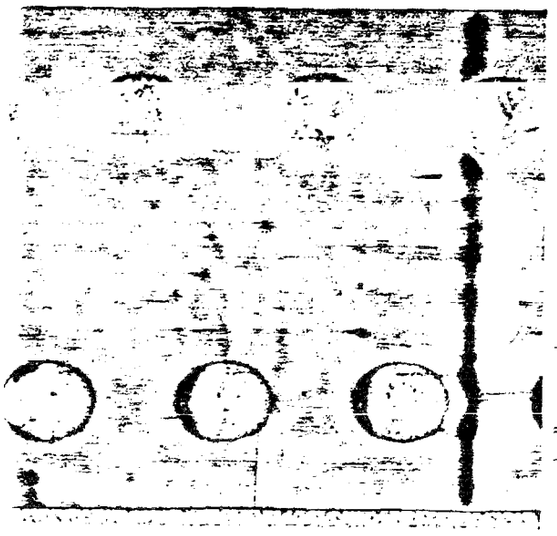
WARRANTY DEED

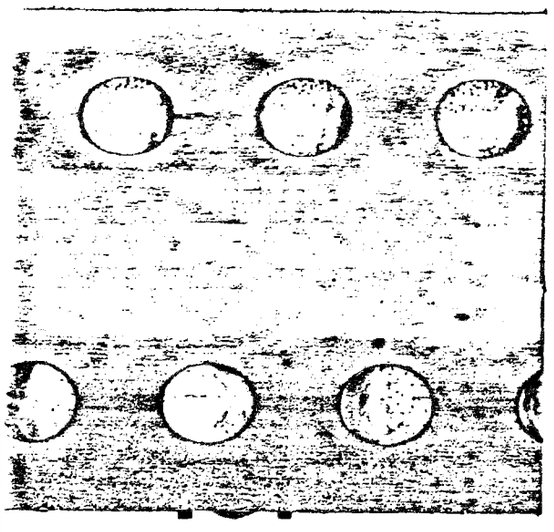
FROM
PEGGY J. CHURCHWELL

TO
TRISH A. TOWNSEND

5711 10/04 0101 03CHECK 634.50

PLEASE RETURN TO:
First Title & Escrow Company, LLC.
Suite 110 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 10215 PG 965

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	
				169000.00
			CON TX	625.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	634.30
			CHECK	634.30
10/04/96		01	11:05 0001	6711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233006
IDENTIF. ↑ REFERENCE

96 OCT -4 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073785

No. [redacted]