File 14246
File Box 9B
(First Title & Escrow)

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 10249 PG 970

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| THOMAS L. SMITH | NEW OWNER | Map 131=6=G |
| (NAME) | (NAME) | |
| 610 Arkland Place | | Par 610 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | | F.B. 7DA92535 |
| (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, RICHARD T. BURNS AND WIFE, JENNIFER L. BURNS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS L. SMITH AND WIFE, BESSIE L. SMITH

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. 610, 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 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 Richard T. Burns and wife, Jennifer L. Burns by deed from Kang Hee Moon and wife, Chung Sun Moon of record in Book 9875, page 110, said Register's Office.

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, amended in Book 6778, page 536, Book 6911, page 120 and in Book 7076, page 691; (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) Covenants, Conditions, Restrictions and Agreements of record in Book 7076, page 696, amended in Book 7308, page 859; (5) Easements of record in Book 3702, page 250, and Book 4298, page 491; (6) Agreement of record in Book 6470, page 383, Book 6655, page 47, and Book 7147, pages 411 and 416; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 978, said Register's Office.

unimproved ( )
This is improved ( XX ) property, known as 610 Arkland Place, Nashville, Tennessee 37215

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 October, 19 96.

Richard T Burns
RICHARD T. BURNS

Jennifer L Burns
JENNIFER L. BURNS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10249 PG 971

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD T. BURNS AND WIFE, JENNIFER L. BURNS 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 30th day of October, 19 96.

My commission expires 9/23/2000 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 _____

024364 9

IDENTIF. & REFERENCE

96 NOV -5 AM 10:00

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,500.00

Affiant

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

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

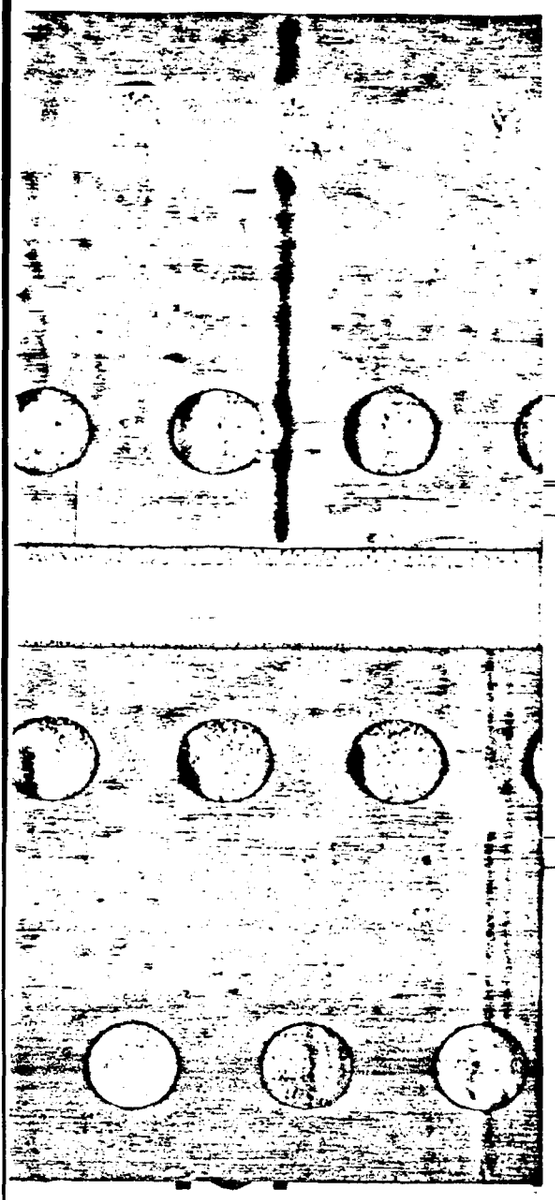
**WARRANTY DEED**

FROM
RICHARD T. BURNS AND WIFE,
JENNIFER L. BURNS

TO
THOMAS L. SMITH AND WIFE,
BESSIE L. SMITH

B143 11/05 0101 03CHECK 488.15

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 10249 PG 972

| | | |
|---|---|---|
| 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 |
| | | | | 129500.00 |
| | | | | CON TX 479.15 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 488.15 |
| | | | | CHECK 488.15 |
| 11/05/96 | | 01 | | 10:02 0001 8143 |

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

0243649
IDENTIF. ↑ REFERENCE

96 NOV -5 AM 10:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1085070