To: B04 36

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North

Nashville, TN 37219

10448:283

WARRANTY DEED

Name and Address of New Owner:
Ken McNeese
234 Boxmere Place
Nashville, TN 37215

Send Tax Bills To:

New Owner

Street Address of Subject Property:
234 Boxmere Place
Nashville, Tn 37215

Map Parcel:
131-6-E-234.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **REBECCA L. DUNCAN, UNMARRIED, "GRANTOR"** has bargained and sold, and by these presents do transfer and convey unto **KEN McNEESE, his heirs and assigns,** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 234 on the Plat 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, as amended by Amendments of record in Book 6824, page 308, Book 6908, page 738, Book 6911, page 832, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Commonk Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed, to which reference is hereby made.
>
> Being the same property conveyed to Rebecca L. Duncan, unmarried, by deed from Achilles A. Demetriou and wife, Kristin P. Demetriou, as of record in Book 10048, page 597, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Conditions and provisions imposed by the Horizontal Property Act as set out in Section 66-27-101, et seq., of Tennessee Code Annotated.

2. All matters shown on the Plan of record in Book 6250, page 649, as amended in Book 6921, page 226, Register's Office for Davidson County, Tennessee.

3. Declarations of Covenants, conditions and restrictions of for Burton Hills, Village of Boxmere, Phase I, A Condominium, including but not limited to easements, assignments, special assessments, charges and liens contained in an instrument of record in Book 6517 page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536 and in Book 6911, page 120, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 6325, page 588, Register's Office for Davidson County, Tennesse.

5. Master Deed, By-Laws and Plat of Burton Hills, Village of Boxmere, Phase I, as of record in Book 6666, page 749, as amended by Amendments of record 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.

6. 1997 taxes, which have been prorated and assumed by Grantee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 my hand this 7th day of May, 1997.

Rebecca L. Duncan

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Rebecca L. Duncan, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of May, 1997.

Notary Public

My comission expires:

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $143,000.00.

Affiant

Subscribed and sworn to before me, this the 7 day of May, 1997.

NOTARY PUBLIC
My commission expires:_____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

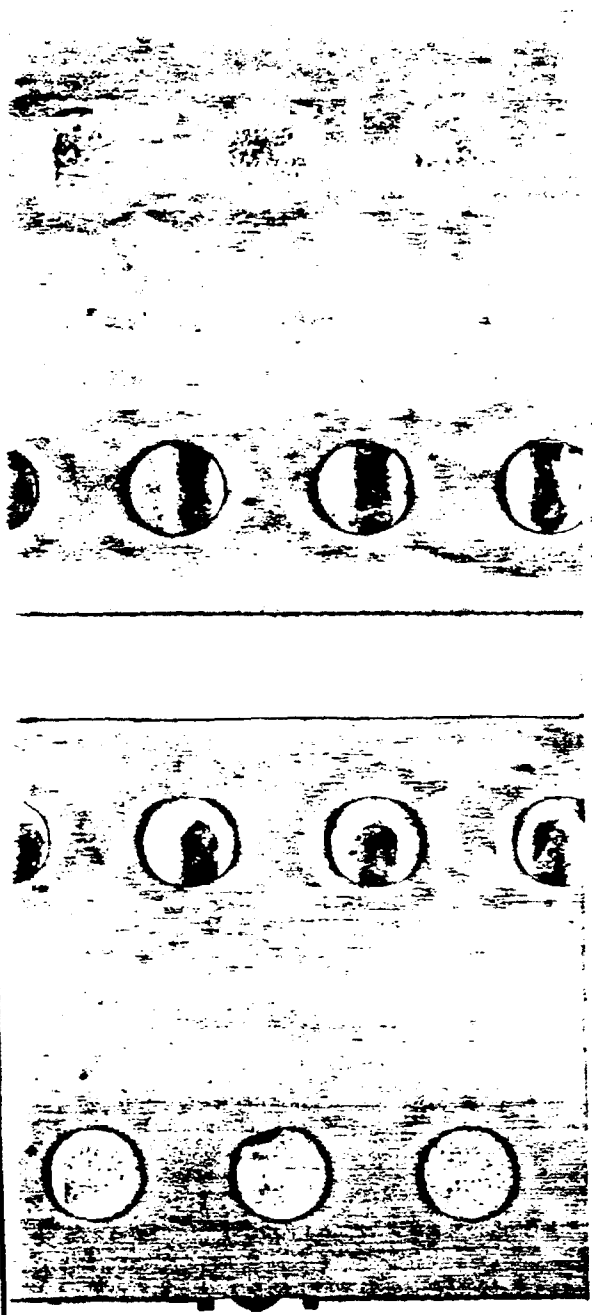
NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

0303049

IDENTIF. & REFERENCE

97 MAY -8 PM 2:43

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10448 PG 286

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 143000.00
CON TX 529.10
PRFEE 1.00
WDEED 12.00
TOTAL 542.10
CHECK 542.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 8995

0303049
IDENTIF. ↑ REFERENCE

97 MAY -8 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1149049