# WARRANTY DEED

BOOK 10531 PG 409

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1997

Notary Public

MY COMMISSION EXPIRES: 5/8/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James O. Burkes | New Owner | MAP 131-68 |
| (NAME) | (NAME) | |
| 710 Arkland Place | | PARCEL 710 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, David E. Jean, Sr. and wife, Eleanor G. Jean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Burkes and wife, Patricia A. Burkes

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 710 of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Charter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7076, page 696, 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 Ashlawn, a condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to David E. Jean, Sr., and wife, Eleanor G. Jean by Deed from Burton Hills Properties, a Kentucky General Partnership of record in Book 8285, page 818, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:
Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 710 Arkland Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hand s this 15th day of July, 19 97

David E. Jean, Sr.

David E. Jean

Eleanor G. Jean

TAI

BOOK 16531 PG 410

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Jean, Sr. and wife, Eleanor G. Jean

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of July, 19 97

Commission expires 5/8/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public



5211 07/16 0101 03CHEK 5:18:05

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LEGAL DESCRIPTION CONTINUATION

Charter of Burton Hills Recreational Association, Inc,, dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.

Charter of Burton Hills, Village of Ashlawn Council, Inc., dated March 3, 1987, of record in Book 7154, page 239, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, page 6778, page 532, Book 6678, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, said Register's Office.

Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated August 13, 1985, of record in Book 6655, page 47, said Register's Office.

All matters shown on the Plat of record in Book 6250, page 978, said Register's Office.

Master Deed, By-Laws and Plat of record in Burton Hills, Village of Ashlawn, a Condominium, of record in Book 7076, page 696, said Register's Office.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

PICK-UP

03270 33

IDENTIFICATION REFERENCE

97 JUL 16 PM 1:48

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10531 PG 412

| | | |
|---|---|---|
| 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
136500.00
CON TX 505.05
PRFEE 1.00
WDEED 12.00
TOTAL 518.05
CHECK 518.05
07/16/97 01 13:45 0001 5211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0327033

IDENTIFICATION REFERENCE

97 JUL 16 PM 1:48

DAVIDSON COUNTY TENN

No. 1174939