5

WARRANTY DEED

BOOK 10534 PG 664

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 1-30-99
(AFFIX SEAL)

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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: OWNER	MAP-PARCEL NUMBERS
Randall J. Windschitl (NAME)	~~First American National Bank~~ (NAME)	MAP 131-6B
714 Summerwind Circle (ADDRESS)	~~First American Center~~ (ADDRESS)	PARCEL 64
Nashville, TN 37215 (CITY) (STATE) (ZIP)	~~Nashville, TN 37237~~ (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, Charles R. Gallagher and wife, Karen Gallagher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall J. Windschitl and wife, Donna G. Windschitl

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:

Being Lot No. 60 as shown on the Plat of Burton Hills Village of Summerwind - Tract 12, of record in Book 6250, page 811, as amended in Book 6900, page 49, and in Book 6918, page 885, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Charles R. Gallagher and wife, Karen Gallagher by deed from Burton Capital Corporation, a Kentucky Corporation, as of record in Book 8595, page 807, Register's Office for Davidson County, Tennessee.

0327806
IDENTIF. ↑ REFERENCE

97 JUL 18 PM 12:35
DAVIDSON COUNTY, TN

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unimproved ( )
This is improved (X) property, known as 714 Summerwind Circle, Nashville, TN 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 16th day of July 19 97

Charles R. Gallagher

Karen Gallagher

BOOK 10534 PG 665

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 Charles R. Gallagher and wife, Karen Gallagher

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 16th day of July, 97.

Commission expires 11-30-97

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

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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.

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 Summerwind Association, Inc. dated February 6, 1986 of record in Book 6778, page 505, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; and Book 7146, page 188, said Register's Office.

Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

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

All matters as shown on the Plat of Burton Hills, Village of Summerwind - Tract 12, of record in Book 6250, page 811, said Register's Office.

Declaration of Covenants, Conditions and Restrictions, Burton Hills, Village of Summerwind, dated January 29, 2986, of record in Book 6778, page 510; and amended in Book 6917, page 736, 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 12, 1985, of record in Book 6655, page 47, said Register's Office.

Maximum Square Footage Allocations for the Village of Summerwind - Tract 12 as shown in instrument of record in Book 6778, page 709, said Register's Office.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10534 PG 666

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

CASH
340000.00
CO TX 1258.00
PRFEE 1.00
WDEED 9.00
TOTAL 1267.00
CHECK 1267.00

07/18/97 01 12:35 0001 6172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0327806
IDENTIF. ↑ REFERENCE

97 JUL 18 PM 12:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1175877