0521410

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
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98 DEC -7 AM 11:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40526
Dav. Co. File: Box 8

BOOK 11239 PAGE 441

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
D. Whitmore Smith 229 Boxmere Place Nashville, TN 37215	First Trust Mortgage Company 115 East Park Drive, Ste 110 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 131-06-E-229

WARRANTY DEED

6413 12/07 0101 03CHECK 519.75

FOR AND IN CONSIDERATION of the sum of **$ 137,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul M. Bauman, III, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **D. Whitmore Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No.229 on the Plan of Burton Hills, Village of Boxmere, Phase I, a condominium as shown on Plat Book 6250, Page 649, exhibit to the master Deed as recorded in Book 6666, Page 790, as amended in Book 6824, Page 308, Book 6908, Page 738 and Book 6921, Page 226, said Register's Office to which plan and reference is hereby made for a more complete description.

BEING the same property conveyed to Paul M. Bauman, III, unmarried, by deed from Tommye S. Thompson, unmarried of record in Book 10337, Page 279, Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to: Taxes for 1999 and subsequent years; the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in book 6666, Page 749, as amended in Book 6824, Page 308, second amendment in Book 6908, Page 738, third amendment in Book 6921, Page 226, Book 6666, Page 806, and amended in Book 6911, Page 831 and restrictions of record in Book 6326, Page 588, and subject to the Declaration of Covenants, of record in Book 6517, Page 522, as amended in book 6691, Page 593, second amendment in Book 6778, Page 532, third amendment in Book 6778, Page 536, and fourth amendment in Book 6911, Page 120, and subject to the Open Space Agreement with Metro Government and Burton Hills of record in Book 6655, Page 47, and the Open Space Agreement between Burton Hills Properties and Metro Planning Commission of record in Book 6470, Page 383, said Register's Office and to the matters set forth in the referenced Condominium Plan of Record.

This is improved property, known as: 229 Boxmere Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

[redacted]

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of December, 1998.

BOOK 11239 PAGE 442

Paul M. Bauman, III

State of Tennessee
County of Davidson

On this 4th day of December, 1998, before me the undersigned authority, personally appeared **Paul M. Bauman, III**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 137,500.00

Affiant

Sworn and subscribed before me on the 4th day of December, 1998.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11239 PAGE 443

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				137500.00
			CON TX	508.75
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	519.75
			CHECK	519.75
12/07/98	01		11:18 0001	6413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05211410
IDENTIF. # REFERENCE

98 DEC -7 AM 11:17
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381415