This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 131-06-E

Send Tax Statements To:
AmSouth Bank
2050 Parkway Office Cr.
Birmingham, AL 35244

Name/Address New Owner:
Loice Helen Jeyakumar
314 Boxmere Place #314
Nashville, TN 37212

Name of Mortgagee:
Same

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, COLLINS TODD, a single person, have bargained and sold and by these presents do transfer and convey unto LOICE HELEN JEYAKUMAR and husband, SWAMINATHAN SESHAGA JEYAHUMAR, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 314, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a Condominium, a horizontal property regime established by Master Deed of record in Book 6666, Page 749, amended in Book 6824, page 831 nd Book 6921, Page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Master Deed and being located upon Tract 7 on the Plan of Burton Hills of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn C. Butler by deed from Lori N. Comer of record in Book 9268, Page 773, Register's Office for Davidson County, Tennessee. The said Evelyn C. Butler died testate, and under the terms and provision of her Last Will and Testament admitted to probate in the Probate Court of Davidson County, Tennessee, the real estate herein vested in Collins Todd under Article XII of same.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1999 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. Declaration of Covenants, Conditions and Restriction, including but not limited to assessments, charges and liens of record in Book 6326, Page 588, Book 6517, page 522 and Book 6778, Page 536, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage as of record in Book 3702, Page 250, Register's Office for Davidson County, Tennessee.

4. Open Space Agreement with Metro Government and Burton Hills of record in Book 6655, Page 47, Register's Office for Davidson County, Tennessee.

5. This conveyance is made subject to all the provisions of the

Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills Village of Boxmere, Phase I, as 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, and By-Laws in Book 6666, Page 806, as amended in Book 6911, Page 831, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 29th day of January, 1999.

Collins Todd
COLLINS TODD

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named COLLINS TODD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 29th day of January, 1999.

Joan A. Domme
Notary Public

My Commission Expires:
Notary Public, Cobb County Georgia
My Commission Expires May 16th, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $132,000.00.

L. Helen Jayakeerman
Affiant

Sworn to and subscribed before me on this the 29th day of January, 1999.

Meredith L. Shrader
Notary Public

My Commission Expires:
01-24-01

MEREDITH L. SHRADER NOTARY AT LARGE PUBLIC MAURY COUNTY, TN.

0550396
IDENTIF. & REFERENCE

99FEB 18 PM 2:08
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

7242 02/18 0101 CHECK
499.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11344 PG. 840

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0550396

IDENTIF. ↑ REFERENCE

99FEB 18 PM 2:08

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

CAMT	132000.00
CON TX	488.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	499.40
CHECK	499.40

02/18/99 01 14:06 0001 7342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426583