PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11498 PG. 264

W & I Ref: (gj) Title No: 40903
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edgar H. Pierce, Jr. Sarah R. Pierce 323 Boxmere Place Nashville, TN 37215	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 131-6-E-323

WARRANTY DEED

3761 05/27 0101 03CHECK 516-42

FOR AND IN CONSIDERATION of the sum of **$ 136600.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sue Caplenor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edgar H. Pierce, Jr. and spouse, Sarah R. Pierce,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 323 of Burton Hills - Vilage of Boxmere Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Sue Caplenor, unmarried, by deed from Mertech Realty, L.P. a Tennessee Limited Partnership of record in Book 9187, page 171, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6666, Page 749, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6666, page 749, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars and subject to the Declaration of Covenants, Conditions and REstrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 536, Book 6911, page 120, said Register's Office, which sets forth assessments, liens and other matters and to which reference is hereby made for more particulars; 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. 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.
This is improved property, known as: 323 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.

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 26th day of May, 1999.

Sue Caplenor
Sue Caplenor

State of Tennessee
County of Davidson

On this 26th day of May, 1999, before me the undersigned authority, personally appeared **Sue Caplenor**, 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: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

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: $ 136600.00

Affiant

Sworn and subscribed before me on the 26th day of May, 1999.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

99 MAY 27 PM 4:17

Widoc: Deed Wo—12/92

05923353

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0592353

IDENTIFICATION REFERENCE

99 MAY 27 PM 4:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	136600.00
CON TX	505.42
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	516.42
CHECK	516.42

05/27/99 01 16:21 0001 1761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466331