RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38137 FILE BOX "7"

BOOK 11603 PAGE 38

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES: 9-23-2000

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MATTHEW MICHAEL SWALLOWS **211 BOXMERE PLACE** **NASHVILLE, TENNESSEE 37215**	**S A M E**	**131-6-E-21** **7DA 91628**

FOR AND IN 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 D. CELLON, UNMARRIED AND CHRISTOPHER B. TIMS, UNMARRIED,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW MICHAEL SWALLOWS**

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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TN., BEING UNIT NO. 2LL ON THE PLAN OF BURTON HILLS VILLAGE OF BOXMERE, PHASE 1, A HORIZONTAL PROPERTY REGIME, AS ESTABLISHED BY THE EXHIBIT "B" TO THE MASTER DEED OF RECORD IN BOOK 6666, PAGE 749, REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO DAVID D. CELLON AND CHRISTOPHER B. TIMS, BOTH UNMARRIED, BY QUITCLAIM DEED FROM DAVID D. CELLON, OF RECORD IN BOOK 11013, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BY DEED FROM STANLEY SUTTON BURNS OF RECORD IN BOOK 9062, PAGE 260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE ATTACHED EXHIBIT A, EXCEPTIONS

Unimproved ( )
This is improved (X) property, known as **211 BOXMERE PLACE, NASHVILLE, TENNESSEE 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 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 HANDS THIS 30TH DAY OF JULY, 1999.

DAVID D. CELLON

CHRISTOPHER B. TIMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED **DAVID D. CELLON AND CHRISTOPHER B. TIMS, BOTH UNMARRIED PERSONS,**

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 NASHVILLE, TENNESSEE, this the _30TH___ DAY OF JULY, 1999.

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires SEPT. 28, 2002

On this the _____ day of _____, 19_99___, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of July, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal at _____, this the __th_____ day of _____, 19_____.

My commission expires:_____ _____
NOTARY PUBLIC

EXHIBIT A

EXCEPTIONS

BOOK 11603 PAGE 40

1. 1999 Metropolitan Government taxes.

2. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

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

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

5. Charter of Burton Hills, Village of Boxmere, Phase I, A Condominium, dated September 25, 1985, of record in Book 6665, page 6, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, said Register's Office.

7. 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.

8. All matters as shown on the Plat of Burton Hills, of record in Book 6250, page 284, said Register's Office.

9. Master Deed, By-Laws and Plat of Burton Hills, Village of Boxmere, Phase I, A Codnominium, of record in Book 6666, page 749, said Register's Office.

06197791
IDENTIF. → REFERENCE
99 AUG -3 PM 1:52
METROPOLITAN REGISTER
DAVIDSON COUNTY, TN.
1260 08/03 0101 03CHECK 529.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 41

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

06019779

IDENTIF. & REFERENCE

99 AUG -3 PM 1:52

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			139000.00
		CON TX	514.30
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	529.30
		CHECK	529.30
08/03/99	01	13:58 0001	1260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499478