WARRANTY DEED

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: October 14, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William David Sullivan	First Trust Mortgage Company	Map 131-6-E
(NAME)	(NAME)	
206 Boxmere Place	P.O. Box 17257	Parcel 206
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(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, Hilda B. Ratner (a widow)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William David Sullivan (unmarried)

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:

Unit 206, of Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a condomium, set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

BEING that same property conveyed to Hilda B. Ratner by deed from Burton Hills Properties of record in Book 6795, Page 821 of the Register's Office for Davidson County, Tennessee, as corrected by instrument of record in Book 11682, page 1164 said Register's Office.

This conveyance is made subject to Restrictive Covenants appearing of record in Book 6326, page 588; Book 6517, page 505; Book 6517, page 511; Book 6666, page 749; Book 6665, page 6; Book 6517, page 522; Book 6691, page 593; Book 6470, page 383; and in Book 6555, page 47; all of the Register's Office for Davidson County, Tennessee.

4335 09/30 0101 03CHECK 530.85

unimproved ( )
This is improved (X) property, known as 206 Boxmere Place, 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 my hand this 20th day of September 1999

Hilda B. Ratner
Hilda B. Ratner aka Hilda Berger Ratner

by: Linda Potter
Linda Potter
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hilda B. Ratner

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 official seal at Murfreesboro _____, Tennessee, this 20th day of September 19 99 .

Commission expires October 14, 2001

_____
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

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged that she is the person who executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained as the free act and deed of the said HILDA B. RATNER (AKA HILDA BERGER RATNER) by virtue of POWER OF ATTORNEY, duly executed by HILDA BERGER RATNER and appearing of record in Book 10562, page 235 of the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Murfreesboro, TN this the 20th day of September, 1999.

_____
Notary Public: Thomas J. Haynes

My Commission Expires: 10/14/2001

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

06413
MAIL TAX BILL & REFERENCE
99 SEP 30 PM 3:19
RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

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

BOOK 11682 PAGE 668

0641363

VERIFIED REFERENCE

99 SEP 30 PM 3:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	140500.00
CON TX	519.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	530.85
CHECK	530.85

09/30/99 01 15:22 0001 4335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522239