PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:20000201001040O Page: 1 OF 3
REC'D FOR REC 02/01/2000 12:59:33PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $543.90

W & I Ref: (sk) Title No: 41458
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William J. Haynes, III 244 Boxmere Place Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-06-E-244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 147,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret C. Lambert, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William J. Haynes, III,** 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. 244 of Burton Hills - Village 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 Margaret C. Lambert by deed from J. Paige Dodson-Sneed and husband, Tipton Lee Sneed of record in book 11138, page 148, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2000, 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 and 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 Declarations of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536 and Book 6911, page 120, said Register's Office, which sets forth assessments, liens and other matters 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 instrument is executed on behalf of Margaret C. Lambert by Michelle Lambert Herbert (f/k/a Ava Michelle Lambert) as Attorney in Fact pursuant to a Power of Attorney being recorded in instrument number 199912210305750, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 244 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 31st day of January, 2000.

Margaret C. Lambert, By: Michele Lambert Herbert, Atty-In-Fact

Margaret C. Lambert, By: Michelle Lambert Herbert, Atty-In-Fact

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 **Michelle Lambert Herbert**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Margaret C. Lambert**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 2000.

Mary B. Edmondson
Notary Public

My Commission Expires: 3-24-2001

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: $ 147,000.00

William J. Lyon III
Affiant

Sworn and subscribed before me on the 31st day of January, 2000.

Notary Public

My Commission Expires: _____

My Commission Expires 3/24/2001

EXHIBIT "A"
To
WARRANTY DEED

FROM: Margaret C. Lambert

TO: William J. Haynes, III

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Michele Lambert Herbert, Affiant
Michelle Lambert Herbert, Affiant

STATE OF TENNESSEE
MARY B. EDMONDSON
NOTARY PUBLIC AT LARGE

Sworn to and subscribed before me this
31st day of January, 1900.

Mary B. Edmondson
Notary Public

My Commission Expires: 3-24-2001