Bk 6136 Pg 1

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

Instr:200003130025784 Page: 1 OF 3
REC'D FOR REC 03/13/2000 3:54:31PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $510.60

WARRANTY DEED

Name and Address of New Owner:
Samuel M. Porter, Jr.
5205 Boxmere Place
Nashville, Tennessee 37215

Send Tax Bills To:
NEW OWNER

Street Address of Subject Property:	**Map-Parcel No:**
205 Boxmere Place	**Map 131-06-E**
Nashville, Tennessee 37215	**Parcel 205.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES M. PATTERSON, JR.,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **SAMUEL M. PORTER, JR.,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 205, 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 308, made applicable in Book 6908, page 738, and amended in Book 6911, page 831, and Book 6921, page 226, Register's Office for Davdison County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 7 on the Plan of Burton Hills of record in Book 6250, page 649, said Register's Office.
>
> Being the same property conveyed to James M. Patterson, Jr. by deed from Florrie P. Dickenson, unmarried, of record in Book 9464, page 484, Register's Office for Davidson County, Tennessee.
>
> Sara F. Patterson, wife of James M. Patterson, Jr., hereby joins in the execution of this instrument in order to convey any and all marital interest she may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 6250, page 649, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 6326, page 588, said Register's Office; and

4. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6778, page 536 and Book 9822, page 733, said Register's Office.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 10th day of March, 2000.

JAMES M. PATTERSON, JR.

SARA F. PATTERSON

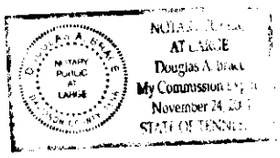
STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 10th day of March, 2000, before me personally appeared James M. Patterson, Jr. and wife, Sara F. Patterson, to me known (or proved on the basis of satisfactory evidence) to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:_____



STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2000.

NOTARY PUBLIC

My commission expires:_____

