Instr:200003270030243 Page: 1 OF 2
REC'D FOR REC 03/27/2000 8:35:08AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Thomas E. Quinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2000

Notary Public

My Commission Expires: 7-13-2002

THIS INSTRUMENT WAS PREPARED BY

R. Kent Henslee, Henslee, Robertson & Strawn, L.L.C., 754 Chestnut Street, Gadsden, AL 35901

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon D. Quinn	Ft. Mortgage Companies	MAP 131-06-0-E
209 Boxmere Place	111 Westwood Place Ste. 109	Parcel 209.00
Nashville, Tennessee 37215	Brentwood, Tn 37027	

For and in consideration of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **THOMAS E. QUINN, SR.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **SHARON D. QUINN** hereinafter called the Grantee, her heirs and assigns, all of my interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 209, TOGETHER WITH THE APARTMENT 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, BOOK 6908, PAGE 738, BOOK 6911, PAGE 831, AND IN BOOK 6921, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JOHN E. HUNTER, AN UNMARRIED PERSON, BY DEED FROM JAMES L. JACKSON, III, AN UNMARRIED PERSON, AS OF RECORD IN BOOK 10622, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO THOMAS E. QUINN, SR., AND WIFE, SHARON D. QUINN, BY DEED FROM JOHN E. HUNTER, AN UNMARRIED PERSON, AS OF RECORD IN BOOK 11395, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 2000 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 6517, page 522, amended in Book 6691 page 593, and in Book 6778, page 532, and in Book 6778, page 536, Book 6911, page 120, Book 7046, page 5201, Book 7706, page 691, Book 7146,

page 188, and in Book 9882, page 733, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Village of Boxmere, of record of Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and in Book 6921, page 226, said Register's Office.

This is improved property, known as 209 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 Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 22nd day of March, 2000.

Thomas E. Quinn (SEAL)
THOMAS E. QUINN

STATE OF ALABAMA
COUNTY OF ETOWAH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **THOMAS E. QUINN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2000.

Erica A. Steele
NOTARY PUBLIC

ERICA A. STEELE NOTARY PUBLIC ALABAMA STATE AT LARGE