THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

PLEASE RECORD AND RETURN TO: BOX 50-B
00293356 MB

Instr:200003300031802 Page: 1 OF 2
REC'D FOR REC 03/30/2000 10:03:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1849.63

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Peter I. Buerhaus and wife Lorraine F. Buerhaus	(NAME) Same	(Field Book No.) 7DA93061
(STREET ADDRESS OR ROUTE NUMBER) 307 Whitworth Way	(STREET ADDRESS) Same	(Map) 104-14-O-H
(CITY) (STATE) (ZIP) Nashville TN 37205	(CITY) (STATE) (ZIP)	(PARCEL) 2

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Rochford Realty & Construction Company, Inc.

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Peter I. Buerhaus and wife Lorraine F. Buerhaus,

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Whitworth, Phase 3, Section 1, as shown on plat of record in Plat Book 7900, page 866-869, as amended in Book 9582, page 834, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Rochford Realty & Construction Company, Inc. by deed from Lake Whitworth, LLC of record in Book 11324, Page 662, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

MAROLYN M. BLANKMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 27TH day of March, 2000.

The actual consideration or value, whichever is greater, for this transfer is $ 499,900.00.

Peter I Buerhaus
AFFIANT-

Marolyn M. Blankman
Notary Public

My commission expires: 20010127

(Affix Seal)

This is unimproved ( ) property, known as 307 Whitworth Way, Nashville, Tennessee 37205
improved (X)
(House Number) (Street) (P.O. Address) (City of Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 27TH day of March, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rockford Realty & Construction Co.,Inc.

By: James G. Morrissey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned , a Notary Public of the State and County aforesaid, personally appeared James G. Morrissey , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Rochford Realty & Construction Company, Inc., the within named bargainor, a corporation, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James G. Morrissey, as Authorized Agent and attesting the same by the said James G. Morrissey as Authorized Agent.

Witness my hand and seal, at office in Brentwood, Tennessee this 27th day of March , 2000.

Marolyn M. Blankman
Notary Public

My commission expires: ~~02-17-01~~ 01-27-01

MAROLYN M. BLANKMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

ENCUMBRANCES:

1. Taxes for the year of 2000, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 7900, pages 866-869, and as amended in Book 9582, page 834, and Book 10270, page 34, Register's Office for Davidson County, Tennessee.

3. Deed of Easement granted by Third National Bank in Nashville to Clements-Bartosh Interests, L.L.C. of record in Book 9567, page 691, Register's Office of Davidson County, Tennessee.

4. Sewer easement as set forth in instrument recorded in Book 3467, page 204, and Book 3573, page 442, Register's Office of Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 8026, page 305, Book 9567, page 185, Book 9657, page 216, Book 9567, page 259, Book 9567, page 301, and Book 9778, page 27, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Easements as set forth in instruments recorded in Book 9736, page 221, and Book 9778, page 16, Register's Office of Davidson County, Tennessee.

7. Designation and Agreement of Declarant of record in Book 9738, page 770, Register's Office for Davidson County, Tennessee.

8. Deeds of Conveyance for sanitary sewer and water mains of record in Book 10360, page 307 and Book 10360, page 372, Book 10633, page 334, Register's Office for Davidson County, Tennessee.

9. Subject to rights of others in and to the common areas/elements.