Instr:200004110036715 Page: 1 OF 3
REC'D FOR REC 04/11/2000 4:29:36PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $643.80

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of April, 2000.

Notary Public
NOTARY PUBLIC AT LARGE

My Commission Expires: 10/22/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Hershel Tolbert
210 Boxmere Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-06-0-E-210.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan Furman, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Hershel Tolbert** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 210 on the plan of Burton Hills, Villages of Boxmere, Phase I, a horizontal property regime as established by the Exhibit "B" to the Master Deed of record in Book 6666, Page 749, Register's Office for said County, which Master Deed and record thereof are incorporated herein and made a part thereof by reference.

Being the same property conveyed to Joan Furman-Seaborg by Warranty Deed from Erwin Siedentopf and spouse, Jean Buckner, of record in Book 8557, Page 551, Register's Office for Davidson County, Tennessee. The above Joan Furman-Seaborg now known as Joan Furman.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 6326, Page 588, as amended in Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, and Book 6778, Page 536, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6666, Page 749, as amended in Book 6824, Page 308, Book 6908, Page 738, Book 6655, Page 47 and Book 6911, Page 832, said Register's Office.

Homeowners Association Charter of record in Book 6517, Page 505, said Register's Office.

Recreational Association Charter of record in Book 6517, Page 511, said Register's Office.

Burton Hills, Villages of Boxmere, Phase I Charter of record in Book 6665, Page 6, and Book 6921, Pages 214, 216, and 218, said Register's Office.

Agreements of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411, and Book 7147, Page 416, said Register's Office.

All matters on plat of record in Book 6250, Pgae 284 and Book 6250, Page 649, said Register's Office.

Easement for Water/Sewer of record in Book 7240, Page 543 and Book 7240, Page 547, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 210 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **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 7th day of April, 2000.

Joan Furman

Joan Furman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan Furman, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2000.

Notary Public

10/22/01
My Commission Expires

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

01549-BP