Record & Return To: Southern Title Services, LLC Three Maryland Farms, Suite 150 Brentwood, TN 37027 File # 200011111	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2000. Notary Public MY COMMISSION EXPIRES: September 8, 2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew R. Boguszewski	HSBC Mortgage Corporation (USA)	Map 131-06-0-D
(NAME) 510 Belair Way	(NAME) P.O. Box 4592	Parcel 510.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Buffalo, NY 14240-4592	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JUDY MAHONY, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ANDREW R. BOGUSZEWSKI , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

Instr:200005010042620 Page: 1 OF 2
REC'D FOR REC 05/01/2000 10:45:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $703.00

unimproved ( )
This is improved(X) property, known as 510 Belair Way, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) that we 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 28th day of April, 2000.

Judy Mahony

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Judy Mahony, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the28th day of April, 2000.

Notary Public

My commission expires:_____

EXHIBIT A

Being Unit No. 510, of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101,et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of Record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, Page 351, Book 6911, page 827, and in Book 6962, page 325, Register's Office f0or Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed, Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Judy Mahony by Warranty Deed from Randy Gene Spencer and wife, Lora J. Spencer dated July 24, 1988, of record in Book 8327, page 210, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy Mahony by Warranty Deed from Randy Gene Spencer and wife, Lora J. Spencer dated July 24, 1988, of record in Book 8327, page 210, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee; Charter of Burton Hills homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, and amended in Book 6921, page 214, RODC; Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, RODC; Charter of Burton Hills Townhomes, Villages of Belair, Phase I Council, Inc., dated August 16, 1985, of record in Book 6665, page 18, RODC; Declaration of Covenants, Conditions, Restrictions, of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book6911, page 120, Book 7046, page 520, and in Book 7076, page 691, RODC; 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, RODC; 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, RODC; Subject to all matters as shown on the Plat of Record in Book 6250, page 978, RODC; Master Deed, By-Laws, and Plat of Burton Hills Townhouses, Village of Belair, Phase I, A Condominium, of Record in Book 6690, page 70, as amended by Amendments of record in book 6739, page 701, book 6824, page 298, book 6890, page 963, book 6903, page 351, book 6911, page 827, and in book 6962, page 325, register's office for Davidson County, Tennessee.