PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 41675
Dav. Co. File: Box 8

Instr:20000601005464B Page: 1 OF 2
REC'D FOR REC 06/01/2000 2:22:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $627.15

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristy Ross Mindy Ross 404 Clifton Place Nashville, TN 37215	Suntrust Bank P.O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 131-06-D-404

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 169,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walton D. Barker and Gerald A. Winer, as Tenants in Common,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristy Ross and Mindy Ross,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, TN, being Unit No. 404 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium of record in Exhibit B of the Master Deed of record in Book 6690, Page 70, as Amended in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6962, Page 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walton D. Barker and Gerald Winer as Tenants in Common by deed from Amy Smith Heinz and Milton Woodside, as Tenants in Common of record in Book 11529, Page 375, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan with Owner's Certificate, of record in Book 6250, page 284, & Revised in Book 6250, page 649 & as further set out in the Master Deed, By-Laws, and Plat of Burton Hills Townhomes, 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; and Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6962, page 325 said Register's Office, which Plan shows minimum building set back lines to which Plan reference is hereby made for a more complete description thereof; Restrictive Covenants contained in instrument of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593. Master Deed and By-Laws which contain restrictive covenants contained in instrument of record in Book 6690, page 70, Book 6690, page 119, Book 6911, page 827, Book 6778, page 532, book 6778, page 536, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, said Register's Office, Book 6739, page 701, Book 6890, page 963, Book 6903, page 351, and Book 6962, page 325 which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

This is improved property, known as: 404 Clifton Place, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2000.

Walton D. Barker

Walton D. Barker

Gerald A. Winer

Gerald A. Winer

State of Tennessee
County of Davidson

On this 25th day of May, 2000, before me the undersigned authority, personally appeared **Walton D. Barker** and **Gerald A. Winer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169,500.00

Affiant

Sworn and subscribed before me on the 25th day of May, 2000.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Wldoc: Deed Wty—12/92