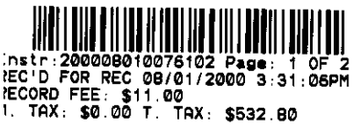
THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins, McGugin, McNeilly & Rowan, PLLC
214 Second Avenue, North, Suite 300
Nashville, Tennessee 37201
(615) 255-2191

PICK-UP

WARRANTY DEED

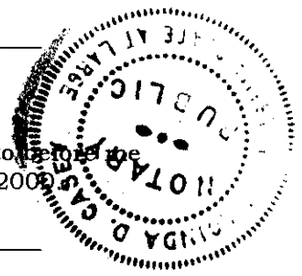
ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
DANIEL G. McGUGIN WILLIAM A. McGUGIN 209 Boxmere Pl. Nashville, TN 37215	SAME	Map: 131-06-0-E Par: 209.00



STATE OF Alabama)
COUNTY OF Etowah)

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Sharon Quinn
SHARON QUINN



SUBSCRIBED AND SWORN to before me
This 27 day of July, 2000.

Patricia D. Casey
Notary Public

My Commission Expires: 01/27/01

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Four Thousand and No/100 Dollars ($144,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SHARON QUINN, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey a one-half (1/2) undivided interest to DANIEL G. McGUGIN and a one-half (1/2) undivided interest to WILLIAM A. McGUGIN, as tenants in common, hereinafter 'GRANTEES," their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

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 1, a condominium, a Horizontal Property Regine 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, 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 Sharon D. Quinn by deed from Thomas E. Quinn Sr. of record as Instrument #200003270030243, Register's Office for Davidson County, Tennessee.

The above described property is subject to the following:

1. Lien for special assessments contained in Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308; amended in Book 6908, page 738; amended in Book 6911, page 831, and amended in Book 6921, page 226, Register's Office, Davidson County, Tennessee.

2. 2000 and subsequent years real property taxes are a lien, but not yet due and payable.

3. All matters shown on Plan of record in Plat Book 6250, page 284, as revised in Plat Book 6250, page 649, Register's Office, Davidson County, Tennessee.

4. Restrictive Covenants shown of record in Book 6517, page 522; amended in Book 6691, page 593; amended in Book 6778, page 532; amended in Book 6778, page 536; amended in Book 6911, page 120; amended in Book 7046, page 520; amended in Book 7076, page 691; amended in Book 7146, page 188; and amended in Book 9882, page 733, Register's Office, Davidson County, Tennessee.

5. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Village of Boxmere, of record in Book 6666, page 749, amended in Book 6824, page 308; amended in Book 6908, page 738; amended in Book 6911, page 831, and amended in Book 6921, page 226, Register's Office, Davidson County, Tennessee.

6. Agreements between Burton Hills Properties and Metropolitan Planning Commission of record in Book 7147, page 411, Register's Office, Davidson County, Tennessee.

7. Easements for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 491, and Book 3702, page 250, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

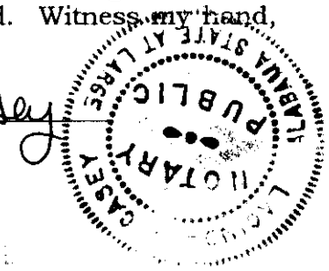
WITNESS my hand this 27 day of July, 2000.

Sharon Quinn
SHARON QUINN

STATE OF Alabama)
COUNTY OF Etowah)

Personally appeared before me, Lacinda D. Casey, of said county, SHARON QUINN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, this 27 day of July, 2000.

Lacinda D. Casey
NOTARY PUBLIC



My Commission Expires:

01-27-01