WARRANTY DEED

Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Derek E. Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of September, 2000.

GEORGE R. WOODS NOTARY EXP. 7/23/02 SUMNER COUNTY, TN PUBLIC

Notary Public

MY COMMISSION EXPIRES: ~~09/08/01~~ 7/23/02
(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
Derek E. Bell	CTX Mortgage	Map 131-06-0-E
(NAME) 233 Boxmere Place	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS) ,	Parcel 233.00 CO
(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, **Paul C. Horn and wife, Barbara Horn**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Derek E. Bell, unmarried** herereinafter 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:

Land in Davidson County, Tennessee being a certain Condominium Apartment, Unit No. 233, of Burton Hills, Village of Boxmere, Phase I, 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 6666, page 749, as amended by Amendments of Record in Book 6824, page 308, Book 6908, page 738, and in Book 6921, page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit C of Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, A Condominium, as set forth in said Master Deed, as amended, for a more complete and accurate legal description.

Being the same property conveyed to Paul C. Horn, married from Susan D. Dennison, n/k/a Susan D. Fleming and husband, Phillip Fleming by Warranty Deed dated May 14, 1993 and of Record in Book 8950, page 765, 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 Home Owners Association, Inc. dated March 5, 1985, of Record in Book 6517, page 505, RODC; Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of Record in Book 6517, page 511, RODC; Charter of Burton Hills Village of Boxmere, Phase I Council, Inc., dated August 16, 1985, of Record in Book 6665, page 6, RODC; Declaration of Covenants, Conditions, and Restrictions of Record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, and in Book 6911, page 120, 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; All matters as shown on the Plat of Burton Hills of Record in Book 6250, page 284, and revised in Book 6250, page 649, RODC; Master Deed, By-Laws and Plat of Burton Hills, Village of Boxmere, Phase I, A Condominium, of Record in Book 6666, page 749, as amended by Amendments of Record in Book 6824, page 308, Book 6908, page 738, and in Book 6921, page 226, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 233 Boxmere Place Nashville TN 37215
(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 and 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 agreeing to pay said tax when due; and 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 15th Day of September, 2000.

Davidson County DEEDWARR
Recvd: 09/18/00 09:17 2pgs
Fees:11.00 Taxes:536.50



20000918-0092231

Paul C. Horn

Paul C. Horn

Barbara Horn

Barbara Horn

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Paul C. Horn and wife, Barbara Horn, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th Day of September, 2000.

NOTARY PUBLIC

JULIA A. HURT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires OCT. 25, 2003