WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/00 09:55 2pgs
Fees:11.00 Taxes:588.30

20001130-0117404

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

James E. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF November, 2000

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public

Exp.05/27/2001
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Ward (NAME)	SAME (NAME)	MAP 131-06-G
410 Ashlawn Court (ADDRESS)	(ADDRESS)	PARCEL 410 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dixie F. Powell, Trustee Under the Will of Katherine L. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Ward and wife, Betty W. Ward

HEREINAFTER CALLED THE 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 in Davidson County, Tennessee, being Unit No. 410 of Burton Hills, Village of Ashlawn, 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 7076, page 696, 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 said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Katherine L. Thompson by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 7351, page 725, said Register's Office. Katherine L. Thompson has since died. Dixie F. Powell as Trustee under the Will of Katherine L. Thompson of record in Will Book 237, page 230, Probate Court Clerk's Office for Davidson County, Tennessee, is the devisee as to said property.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing in the Master Deed and Bylaws of record in Book 7076, page 696 and Book 7308, page 859, said Register's Office; (c) restrictive covenants of record in Book 6326,

CONTINUED

unimproved ( )
This is improved (X) property, known as 410 Ashlawn Court, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 29th day of November, 2000

Dixie F. Powell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dixie F. Powell, Trustee Under the Will of Katherine L. Thompson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 29th day of November, 2000.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Dixie F. Powell, with whom I am personally acquainted and acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee under the Will of Katherine L. Thompson and who further acknowledged that she is authorized to execute the within instrument as Trustee.

Witness my hand and seal this 29th day of November, 2000.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE Exp.05/27/2001

Notary Public

LEGAL DESCRIPTION CONTINUATION

page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520 and Book 7076, page 691, said Register's Office; (d) Charter of record in Book 6517, page 505, Book 6921, page 216, Book 7154, page 239, Book 6517, page 511 and Book 6921, page 214, said Register's Office; and (e) Agreements of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office.