Davidson County DEEDWARR
Recvd: 04/16/01 08:58 3pgs
Fees:15.00 Taxes:621.60
20010416-0036549

30x44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2001.

Notary Public

My Commission Expires: 10/25/2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Katie F. Bradshaw 3849 W. Madura Road Gulf Breeze, FL 32561	AmSouth Bank 2050 Parkway Office Birmingham, AL 35	131-6D 525.00CO 7DA 92427

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA L. CAULFIELD,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KATIE F. BRADSHAW and WOODY M. BRADSHAW**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 525, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a horizontal property regime established by Master Deed of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298 and in Book 6890, page 963, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Site Plan attached to the amendment in Book 6890, page 963, as Exhibit "A" to the aforementioned Master Deed and By-Laws and being located upon Tract 8 on the Plan of the Resubdivision of Tracts 1, 2 and 11 of Burton Hills, of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra L. Caulfield by deed from Michele M. Mulich, unmarried, of record in Book 10466, page 497, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, as amended at Book 6691, page 593; Book as amended at Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 69; Book 7146, page 188 and Book 9882, page 733, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Burton Hills Townhomes, Village of Belair Phase I, of record in Book 6690, page 70, as amended at Book 6739, page 701; Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6911, page 827 and Book 6962, page 325, Register's Office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.

6. Agreements of record in Book 6470, page 383; Book 6655, page 47; Book 7147, page 411 and Book 7147, page 416, Register's Office for Davidson County, Tennessee.

7. Matters shown on the Plan of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common elements.

This is improved property known as 525 Belair Way, 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 13th day of April, 2001.

Sandra L. Caulfield

Sandra L. Caulfield

By: Maria Carter - attorney - in fact

Maria Carter, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA CARTER**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of April, 2001.

Notary Public

My Commission Expires: 10/25/2003