Box 37 CHW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Miles M. Adcox **128 Hillsboro Place** **Nashville, TN 37215**	**117-3-C-128 CO**	**Union Planters Mortgage Corp.** **P.O. Box 2282** **Memphis, TN 38101**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/26/01 10:09 3pgs
Fees:15.00 Taxes:481.00

20010626-0067369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Lee M. Burklow,** a married person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Miles M. Adcox**, an unmarried person (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 5200, page 757 and 758, said Register's Office.

3. All conditions, covenants, restrictions of the master deed establishing a horizontal property regime of Hillsboro Place Condominium and By-Laws therefor of record n Book 6244, page 394, as amended in Book 6285, page 209, said Register's Office.

4. Anchor easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5870, page 33, said Register's Office.

5. Sanitary sewer and/or storm drainage easement of record in Book 3531, page 592, Book 4158, page 34, and 3965, page 909, said Register's Office.

6. Easement for access roads or driveways and for parking of record in Book 4240, page 209, and Book 5221, page 681, said Register's Office.

7. Permanent easements for the construction and maintenance of electrical power transmission lines and/or underground sanitary sewers of record in Book 4653, page 468 and n Book 4653, page 915, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Affiant

Subscribed and sworn to before me this 25 day of June, 2001.

Notary Public

My Commission Expires: 7-24-04

NOTARY PUBLIC AT LARGE STATE

729731 v1
110070-061 06/25/01

8. Subject to rights of others in and to the common areas.

This is improved property, known as **128 Hillsboro Place, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove. Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever .

Cayce Burklow, spouse of Lee M. Burklow, joins in the execution of this instrument to convey to Grantee all right, title and interest she may have, if any, in the Property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25th day of June, 2001.

Lee M. Burklow

Lee M. Burklow

Cayce R. Burklow

Cayce Burklow

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 **Lee M. Burklow and wife, Cayce Burklow**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 25th day of June, 2001.

Notary Public

My Commission Expires:
7-24-04

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Unit No. 128 of Hillsboro Place Condominium, a horizontal property regime established by Master Deed of record in Book 6244, page 394, the plat of which is of record in Plat Book 5200, page 757 and 758, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee M. Burklow by deed from Joseph Adam Jackson, of record in Book 10763, page 325, said Register's Office.