ORT# SV3427066

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Philippa Warner	AmSouth Bank	Map: 131-06-0-G Parcel: 312.00CO
312 Ashlawn Court	2050 Parkway Office Cr.	26B
Nashville, TN 37215	Birmingha, AL 35244	10821

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 10/30/01 14:18 3pgs
Fees:18.00 Taxes:592.00

20011030-0118258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Carol Lynn Siemers, an unmarried person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Philippa A. Warner, an unmarried person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 312 in a Horizontal Property Regime as shown on the site plan of Burton Hills, Village of Ashlawn, as of record in Book 6250, page 649 and revised in Book 6250, page 978 and in Book 7076, page 739, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Lynn Siemers by Quitclaim Deed from William Albert Siemers of record in Book 10715, page 307, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

Carol Lynn Siemers and Carol L. Siemers are one and the same person.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Declaration of Restriction of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee.
4. Charter Burton Hills HOA of record in Book 6517, page 505, Register's Office for Davidson County, Tennessee.
5. Agreement (Metro) of record in Book 6655, page 47 and Book 6470, page 383. Register's Office for Davidson County, Tennessee.
6. Declaration of Covenant Restriction of record in Book 6517, page 520 and amended in Book 6691, page 593, Book 6778, page 531, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520 and Book 7076, page 691, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as, 312 Ashlawn Ct.,Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 30th day of October, 2001.

Notary Public

My Commission Expires: 10-25-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of October, 2001.

Carol Lynn Siemers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 2001 before me personally appeared Carol Lynn Siemers, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of October, 2001.

NOTARY PUBLIC

My Commission Expires:

9-24-2005