THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18741**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $150,500.00. Affiant Subscribed and sworn to before me this 26th day of FEBRUARY, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/28/02 15:22 2pgs
Fees:13.00 Taxes:556.85

20020228-0025718

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: JOHN M. GARRETT 241 Boxmere Place Nashville, Tennessee 37215	**Send Tax Bills To:** 1ST TRUST BANK FOR SAVINGS P. O. Box 17257 Memphis, Tennessee 38087	**Tax Information:** MAP 131-6-E PAR 241 FB 7DA92458

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHELE I. FEGER JONES , MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN M. GARRETT, UNMARRIED, AND KAREN J. JOHNSON, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 241 BOXMERE PLACE, NASHVILLE, TENNESSEE 37205.

Scott Jones, spouse of Michele I. Feger Jones, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Michele I. Feger Jones.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2002.

MICHELE I. FEGER JONES

D. SCOTT JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHELE I. FEGER JONES AND SCOTT JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand, at office this 26th day of February, 2002.

My Commission Expires: My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 241, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, a horizontal property regime established by Master of record in Book 6666, page 749, amended in Book 6824, page 308 Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the Third Amendment to the Master Deed of record in Book 6921, page 226, and being located upon Tract No. 7 on the Plan of Burton Hills Village of Boxmere, Phase I, a condominium of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michele I. Feger, unmarried, by deed from Oretta V. Waddey Singer and husband, Elliott Singer of record in Book 10036, page 408, said Register's Office. The said Michele I. Feger having since married.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, Book 6778, page 536, Book 6666, page 749, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226; (3) Charter of record in Book Book 6517, page 505, Book 6921, page 216, Book 6665, page 6, Book 6921, page 218, Book 6517, page 511, Book 6921, page 214, Book 6665, page 1, Book 6921, page 210; (4) Easements of record in Book 3702, page 250, Book 4298, page 491; (5) Agreement of record 6470, page 383, Book 6655, page 47, and Book 7142, pages 411 and 416; (6) All matters appearing on the Plan of record in Plat Book 6250, page 649, said Register's Office.