BOX #14A

G#15306-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/02 09:12 2pgs
Fees:13.00 Taxes:576.83

20020802-0092662

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: May 30, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana Lynne Shields	"NEW OWNER"	MAP 131-06-0-E
(NAME)	(NAME)	
217 Boxmere Place		PARCEL 217.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		[FB #07DA-91634]
(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, Francis M. Bass, III, and wife, Patricia Bryan Bass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diana Lynne Shields, an unmarried person

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 217 of Burton Hills, Village of Boxmere, Phase I, a Condominium, a horizontal property regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Burton Hills, Village of Boxmere, Phase I, a Condominium, of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, in Book 6908, Page 738, and in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6666, Page 806, and as amended in Book 6911, Page 831, said Register's Office, 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 plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Pages 749 through, and including, 830, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Francis Bass, III, by Warranty Deed from James H. Miller, unmarried, of record in Book 10530, Page 200, Register's Office for Davidson County, Tennessee. Francis M. Bass, III, having since conveyed a one-half undivided interest to his wife, Patricia Bryan Bass, to create a tenancy by the entireties, by Quitclaim Deed of record as Instrument

CONTINUED

unimproved ( )
This is improved (X) property, known as 217 Boxmere Place, Nashville, TN 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 our hand s this 30th day of July, 2002

Francis M Bass III

Francis M. Bass, III

Patricia Bryan Bass

Patricia Bryan Bass

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 Francis M. Bass, III, and wife, Patricia Bryan Bass

the bargainor s, 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. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of July, 2002.

Commission expires May 30, 2004

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, a _____, 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 _____, 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

LEGAL DESCRIPTION CONTINUATION

No. 20011001-0105614, said Register's Office.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Boxmere, Phase I, a Condominium, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.