PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 43709
Dav. Co. File: ~~Rev-8~~

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Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/21/02 14:53 2pgs
Fees:13.00 Taxes:647.13
20020821-0101389

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathleen D. Nichols 213 Boxmere Place Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 131-06-E-213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth Joseph Fagan, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen D. Nichols** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.213 of Burton Hills, Village of Boxmere, Phase 1 horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the Master Deed of record in Book 6666 page 749 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Kenneth Joseph Fagan and wife, Casandra Fagan by deed from Citicorp Mortgage, Inc., of record in Book 8824, Page 651, said Register's Office. By Quitclaim Deed of record in Book 9384, Page 903, said Register's Office, the said Casandra Fagan conveyed her interest in subject property to Kenneth Joseph Fagan.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Plat Book 6666 , Page 749, said Register's Office, which Plan shows minimum building set back lines and easements and to which Master Deed reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6666, page 749, Book 6824, page 308, Book 6908 page 738, Book 6911, Page 831 and Book 6921, Page 226, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Declaration of Covenants, Conditions and Restrictions of record in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, book 6778, Page 536, Book 6911, Page 120, said Register's Office.

Susan Beth Solomon, spouse of Kenneth Joseph Fagan, joins in conveying any interest she might have in subject property.

This is improved property, known as: 213 Boxmere Place, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 2002.

Kenneth Joseph Fagan

Susan Beth Solomon

State of TENNESSEE
County of DAVIDSON

On this 19th day of August, 2002 , before me the undersigned authority, personally appeared Kenneth Joseph Fagan and Susan Beth Solomon , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

Sworn and subscribed before me this the 19th day of August, 2002

My Commission Expires: 11.VV 01

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE