File Box 8

RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/02 11:02 2pgs
Fees:13.00 Taxes:677.10

20020905-0107550

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $183.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF AUGUST, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18754

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
404 Ashlawn Court Nashville, TN 37215	SunTrust Bank 201 4th Avenue North Nashville, TN 37219	131-6-G-404

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Abu R. Fakhruddin and wife, Mahmuda A. Fakhruddin, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Christopher R. Nichols, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 404, of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 978 and amended in Book 6900, page 304, and as further set forth as Exhibit "B" to the Master Deed of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee, 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 Abu R. Fakhruddin and spouse, Mahmuda A. Fakhruddin, by Deed from John B. Weelock and spouse, Margaret M. Brennan, of record in Book 11548, page 741, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. The Plan, with Owner's Certificate, of record in Plat book 6250, page 978, and amended in Book 6900, page 304, and as further set forth as Exhibit "B" to the Master Deed of record in book 7076, page 696, said Register's office, which Plan shows minimum building setback lines and easements and to which Plan reference is hereby made for a more complete description; and
3. The premises herein described is a condominium apartment established pursuant to 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; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, 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 Ashlawn Condominiums of record in Book 7076, page 696; Book 7308, page 859; Book 6326, page 588, Register's Office for Davidson County, Tennessee; and

4. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Ashlawn of record in Book 6517, page 522, as amended in Book 6778, page 538, as made applicable in Book 6911, page 120, Register's Office for Davidson County, Tennessee; and
5. Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239, Register's Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 404 Ashlawn Court
Nashville, TN 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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 23 day of August, 2002.

Abu R. Fakhruddin

Mahmuda A. Fakhruddin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 23, 2002, before me personally appeared Abu R. Fakhruddin and Mahmuda A. Fakhruddin to me know (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 that they executed the same as their free act and deed.

Witness my hand and official seal this 23 day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 7/30/05