THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19569**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: BOX 15 The actual consideration or value, whichever is greater, for this transfer is: $171,900.00. Affiant Subscribed and sworn to before me, this 31st day of OCTOBER, 2002. Notary Public My Commission Expires: 5/16/05

WARRANTY DEED

Address New Owner: Mr. Eric S. Black 712 Arkland Place Nashville, TN 37215	**Send Tax Bills To:** SunTrust Bank P.O. Box 305110 Nashville, TN 37230-5110	**Tax Information:** MAP 131-6-G PAR 712.00 CO FB 07DA 92549

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, THOMAS KEENER BILLUPS, JR., MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ERIC S. BLACK ("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 712 Arkland Place, Nashville, Tennessee 37215.

ALLISON M. BILLUPS, the spouse of THOMAS KEENER BILLUPS, JR., joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said THOMAS KEENER BILLUPS, JR.

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 31st day of OCTOBER, 2002.

THOMAS KEENER BILLUPS, JR.

ALLISON M. BILLUPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THOMAS KEENER BILLUPS, JR. AND ALLISON M. BILLUPS, 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, at office, this 31st day of OCTOBER, 2002.

My Commission Expires: 5/16/05

Notary Public

Davidson County DEEDWARR
Recvd: 11/01/02 15:20 2pgs
Fees:13.00 Taxes:636.03

20021101-0134337

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 712, together with the appurtenant interest in the common elements of BurtonHills Village of Ashlawn, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 and 11, Burton Hills of record in Plat Book 6250, page 978 and Book 6900, page 304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Keener Billups, Jr. an unmarried person by deed from Raymond T. Whitmer and wife, Eva Lane Whitmer of record in Book 10909, page 180, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, Book 7076, page 691, Book 7076, page 696, amended in Book 7308, page 859; (2) Charters of record in Book 7154, page 239, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (3) Easements of record in Book 3702, page 250 and in Book 4298, page 491; (4) Agreement of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 978 and in Book 6900, page 304, said Register's Office.