Davidson County DEEDWARR
Recvd: 11/08/02 11:15 2pgs
Fees:13.00 Taxes:647.50
20021108-0138085

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of October, 2002.

Notary Public

My Commission Expires: 10-18-04

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
EDWARD M. WELCH, JR.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeremy F. Johnson and Jennifer Johnson
641 Old Hickory Boulevard, #45
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
171-3B-136.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ellen M. Jardine Burton and husband, Robert B. Burton** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeremy F. Johnson and wife, Jennifer Johnson** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 52 , Townhomes of Fredericksburg, Phase 1, Section 3, according to plat of record in Book 9700, page 534, to which plan reference is here made for a more complete description.

Being the same property conveyed to Ellen M. Jardine, unmarried now known as Ellen M. Jardine Burton by warranty deed from Pulte Tennessee Limited Partnership, a Nevada Limited Partnership of record in Book 11058, page 643, re-recorded in Book 11328, page 83, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7798, page 843, Book 10126, page 435, amended by Book 10224, page 683, Book 10294, page 850, Book 10628, page 517 and Book 10694, page 541, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7358, page 643, Book 7993, page 269, Book 7851, page 712, Book 9607, page 431, Book 9698, page 81, Book 9698, page 124, and Book 10012, page 756, Register's Office for Davidson County, Tennessee.

By-Laws in Book 10126, page 489, as amended in Book 10275, page 959, and further amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.

Corporate charter of Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, page 430, in said Register's Office.

County and/or City taxes for the year 2002, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 641 Old Hickory Boulevard, #45, Brentwood, Tennessee 37027.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of October, 2002.

Ellen M. Jardine Burton

**Ellen M. Jardine Burton**

Robert B. Burton

Robert B. Burton

Robert B. Burton joins in this transaction to convey any and all marital interest he may have in said property.

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen M. Jardine Burton, and husband, Robert B. Burton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2002.

Notary Public

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires: 10-18-04

06291-ST