THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19780**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $166,000.00. Affiant Subscribed and sworn to before me, this 11th day of DECEMBER, 2002. Notary Public My Commission Expires:

My Commission Expires SEPT 30 2006

WARRANTY DEED

Address New Owner: Mr. and Mrs. John W. Bizzack 248 Boxmere Place Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 131-6-E PAR 248.00 CO FB 07DA 92465

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, HART WEATHERFORD, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN W. BIZZACK AND WIFE, CAROLE P. BIZZACK ("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 248 Boxmere Place, Nashville, Tennessee 37215.

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 11th day of DECEMBER, 2002.

HART WEATHERFORD

Davidson County DEEDWARR
Recvd: 12/26/02 14:45 2pgs
Fees:13.00 Taxes:814.20
20021226-0158944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, HART WEATHERFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of DECEMBER, 2002.

My Commission Expires: NOTARY PUBLIC AT

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 248, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a Condominium, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Hart Weatherford by deed from J. Scott McFarlin and wife, Julia H. McFarlin of record as Instrument No. 200007120069177, 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; (2) Charters of record in Book 6517, page 505, amended in Book 6921, page 216, Book 6665, page 6, amended in Book 6921, page 218, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210, Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831 and Book 6921, page 226; (3) Easements of record in Book 3702, page 250 and Book 4298, page 491; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 978, said Register's Office.