#4307
Box 13

THIS INSTRUMENT PREPARED BY:
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ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
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BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Notary Public

My commission expires: 5/28/06

Name and Address of New Owner:

Michael J. Sicard
308 Boxmere Place
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/08/03 12:57 2pgs
Fees:13.00 Taxes:636.40
20030108-0003416

Send Tax Bills To:
American Home Mortgage
520 Broadhollow Rd
Melville, NY 11747

Street Address of Subject Property:

308 Boxmere Place
Nashville, Tennessee 37215

Map and Parcel:

131-6-E-308-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT MARSHAL DIMICK, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MICHAEL J. SICARD,*** hereinafter collectively called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

* married

Being Unit 308 of Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, and in Plat Book 6250, page 284, and revised in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a condominium set forth in Exhibit B of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Robert Marshal Dimick by Warranty Deed from Mary Lynn Hancock and Carol D. Horn of record as Instrument No. 20001017-0102825, Register's Office for Davidson County, Tennessee.

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

1. All matters shown on the Plan of record in Plat Book 6250, page 284, and revised in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

2. 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 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 Boxmere, Phase I, of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6778, page 536, Register's Office for Davidson County, Tennessee.

4. Open Space Agreements of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.

5. Easements for sanitary sewers and/or storm drainage of record in Book 3702, page 250, and Book 4298, page 491, Register's Office for Davidson County, Tennessee.

6. Deed of conveyance of sewer of record in Book 7275, page 826, Register's Office for Davidson County, Tennessee.

7. Agreement by and between Burton Hills Properties, a general partnership, and The Nashville and Davidson County Metropolitan Planning Commission, of record in Book 6470, page 383, and Book 6655, page 47, and Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantee understands that Grantor is conveying all his right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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 my hand this 21 day of October, 2002.

ROBERT MARSHAL DIMICK

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT MARSHAL DIMICK,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

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