WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/03 13:55 2pgs
Fees:13.00 Taxes:1702.00

20030221-0023424

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2005~~ Dec 15, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENE ANTON (NAME)	O'NEIL HAGAMAN (RE: ANTON) (NAME)	131-6-F-13-CO
106 ABBEYWOOD DRIVE (ADDRESS)	1025 16TH AVENUE SO. #202 (ADDRESS)	
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GARY W. PRESTON AND WIFE, ROBIN HUNTER PRESTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENE ANTON, UNMARRIED

HEREINAFTER CALLED THE 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. 13 on the Plan of Burton Hills, Village of Abbeywood, Tract 21, a Planned Unit Development, of record in Plat Book 6900, page 223, amended in Book 7147, page 423 and Book 7255, page 531, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary W. Preston and wife, Robin Preston by Warranty Deed from Edward John Smith and Nancy League Smith, of record in Book 9828, page 751, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD.

There is convyed with the above property, an undivided interest in and to the general and/or restricted common areas and facilities of BURTON HILLS, VILLAGE OF ABBEYWOOD, Tract 21, as said areas are set forth and defined in Restrictions of record in Book 6326, page 599; Book 6517, page 522; Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120, Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; and Book 7146, page 193; Charter of Burton Hills Recreational Association, Inc. of record in Book 65117, poage 511, amended in Book 6921, page 214, Charter of burton Hills Homeowners Association, Inc. of record in book 6517, page 505, amended in Book 6921, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 106 ABBEYWOOD DR., NASHVILLE, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hand S this 19th day of February, 2003

GARY W. PRESTON

ROBIN HUNTER PRESTON

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 GARY W. PRESTON AND WIFE, ROBIN HUNTER PRESTON

the bargainor S, 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 and official seal at NASHVILLE, Tennessee, this 19th day of February 2008

Commission expires May 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

216; Charter of Burton Hills, Village of Abbeywood Association, Inc., of record in Book 7189, page 72; Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particulars.