Davidson County DEEDWARR
Recvd: 05/06/03 15:31 2pgs
Fees:13.00 Taxes:1304.25
20030506-0060497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2003.

Notary Public

My Commission Expires: 11/4/05

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:
Andrew M. Burton and Carolyn A. Burton
1197 Otter Creek Road
Nashville, Tennessee 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 145-150-A-001.00 CO

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, **Donald L. Zachary and wife, Suzanne D. Zachary,** hereinafter referred to as Grantors, hereby transfers and conveys to **Andrew M. Burton and wife, Carolyn A. Burton,** 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 Unit No. 10A of Stratford Place Residential Condominiums, as described in the Plan of record in Book 6250, Page 220 and in the Master Deed establishing Stratford Place Residential Condominiums, a horizontal property regime, of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, Page 47, as amended, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald L. Zachary and wife, Suzanne D. Zachary, by Warranty Deed from Mitchell A. Toomey and wife, Sarah Y. Toomey, of record in Book 11590, Page 974, Register's Office for Davidson County, Tennessee, dated July 27, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 220, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6472, Page 47; Book 7140, Page 592; Book 7234, Page 801; Book 7353, Page 472; Book 7426, Page 234; Book 7756, Page 116; Book 7903, Page 652; Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6912, Page 395, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1197 Otter Creek Road, Nashville, Tennessee 37220.

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 30th day of April, 2003.

Donald L. Zachary by Donald R. Barrett, Jr.,
attorney-in-fact

Suzanne D. Zachary by Donald R. Barrett, Jr.,
attorney-in-fact

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 Donald R. Barrett, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the attorney-in-fact for Donald L. Zachary and Suzanne D. Zachary, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2003.

Notary Public

My Commission Expires: 11/2/05

08134-BW