WARRANTY DEED

Return to: First Title and Escrow Co.
Box 9-B
File: 20660

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSF[illegible]000.00

SUBSCRIBED AND SWOR[illegible] BE[illegible] NOTARY PUBLIC THIS THE
9th DAY OF May 2003

[illegible] PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires
NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald James Koppert	NEW OWNER	MAP 131-06-E
(NAME)	(NAME)	
218 Boxmere Place		PARCEL 218
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(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, John Foerster Hill as devisee under the Will of Patricia F. Hill, Executor and Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald James Koppert, 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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 218 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 Master Deed of record in Book 6666, page 749, 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 description of said Unit.

Being the same property conveyed to Patricia F. Hill of record in Book 6779, page 541, said Register's Office. Patricia F. Hill has since died. John Foerster Hill is the devisee under the Will of Patricia Hill of record in Will Book 5244, page 1108980, in the 7th Circuit Court Clerk's Office of Davidson County, Tennessee, Probate Division. Patricia F. Hill was the same person as Patricia Hill.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing in the master deed of record in Book 6666, page 749, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831 and Book 6921, page 226, said Register's Office; and (c) restrictive covenants of record in Book 6326, page 588, Book 6517, page 522 and Book 6691, page 593, said Register's Office.

unimproved ( )
This is improved (X) property, known as 218 Boxmere Place, Nashville, Tennessee 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 my hand this 9th day of May, 2003

John Foerster Hill

John Foerster Hill

Davidson County DEEDWARR
Recvd: 05/16/03 16:17 2pgs
Fees:13.00 Taxes:584.60

20030516-0067462

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 John Foerster Hill

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 9th day of May 2003.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

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