STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00.

Rita Mitchell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of May, 2003.

Beverly J. Heatherly
Notary Public

My Commission Expires: 9-9-03

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/04/03 11:01 3pgs
Fees:18.00 Taxes:397.75
20030604-0076350

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jill A. Burns and Shelley A. Burns
214 Old Hickory Boulevard, Unit 167
Nashville, Tennessee 37221

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
142-A-167-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, **Rick D. Florian and Lisa L. Lanham(*)** hereinafter referred to as Grantors, hereby transfers and conveys to **Jill A. Burns and Shelley A. Burns, joint tenants with right of survivorship,** 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. 167 on the Plan of Belle Forest Condominium Apartments of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rick D. Florian, unmarried, by Warranty Deed from Janice L. Chocker, unmarried, of record in Book 10639, page 790, Register's Office for Davidson County, Tennessee, and further conveyed to Rick Florian and Lisa L. Lanham, as tenants in common with right of survivorship, by Quitclaim Deed from Rick D. Florian in Book 10639, page 807, in Register's Office for Davidson County, Tennessee, dated 09/30/97.

* The said Rick D. Florian and Lisa L. Lanham have since married and Lisa L. Lanham is now known as Lisa L. Florian.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for maintenance of common areas contained in the Master Deed and By-Laws for Belle Forest of record in Book 5438, Page 699, as amended in Book 6082, page 866, and amendment of By-Laws of record in Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee.

Easement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Belle Forest Homeowners Association of record in Book 5460, page 987, Register's Office for Davidson County, Tennessee.

Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, et seq.

Subject to lien for special assessments contained in the Master Deed and Agreed Order of Possession of record in Instrument No. 20000915-0091869, 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 214 Old Hickory Boulevard, Unit 167, Nashville, Tennessee, 37221.

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 28th day of May, 2003.

Rick D. Florian

Lisa L. Florian By

Rick D. Florian ATTY IN FACT

08350-BP

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 Rick D. Florian, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2003.

Notary Public

My Commission Expires: 11.22.05

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 Rick D. Florian, with whom I am personally acquainted and who proved himself to be the attorney in fact of Lisa L. Florian and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2003.

My Commission Expires: 11.22.05

Notary Public