39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/03 09:45 3pgs
Fees:18.00 Taxes:588.30

20030620-0085462

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF May 2003

Notary Public

MY COMMISSION EXPIRES: 3/6/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Sun	Franklin Am. Mort. Co.	MAP 131-6E
(NAME)	(NAME)	
221 Boxmere Place	501 Corporate Center Dr	PARCEL 221
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(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, Julie R. Jones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Sun

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:

Being Unit No. 221, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a condominium, a horizontal property regime established by Master Deed of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, said Register's Office.

Being the same property conveyed to Julie R. Jones by deed from Nila A. Sathe of record in Instrument No. 20010703-0070597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6250, page 649, said Register's Office.

Subject to restrictions of record in Book 6517, page 522; amended in Book 6778, page 536; Book 6666, page 749, amended in Book 6824, page 308; Book 6908, page 738; Book 6911, page 831 and Book 6921, page 226, said Register's Office.

Subject to easements of record in Book 3702, page 250; and Book 4298, page 491, said Register's Office.

Subject to Charters of record in Book 6665, page 6, amended in Book 6921, page 218; Book 6517, page 505, amended in Book 6921, page 216; Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 221 Boxmere Place, 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 my hand this 30th day of May 2003

Julie R. Jones

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 Julie R. Jones

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2003.

Commission expires 1/25/07

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

LEGAL DESCRIPTION CONTINUATION

210; and Agreements of record in Book 6470, page 383; Book 6655, page 47; Book 7147, page 411 and Book 7147, page 416, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.