THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21295-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $186,000.00. Clayton D Knox Affiant Subscribed and sworn to before me, this 29th day of July, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Clayton D. Knox David J. Knox 606 Arkland Place Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Avenue North, 7th Floor Nashville, TN 37219	**Tax Information:** Map No.131-06-0-G Parcel No. 606.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jody D. White, a single man**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton D. Knox, unmarried, and David J. Knox, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 606 Arkland Place, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 29, 2003.

DWA

Jody D. White

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jody D. White**, 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, at office, this 29th day of July, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 08/12/03 14:50 2pgs
Fees:13.00 Taxes:688.20

20030812-0115490

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 606, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11, Burton Hills of record in Plat Book 6250, page 978, amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jody D. White, a single man by deed dated August 10, 2000 from Nancie Norman of record in Instrument No. 20000814-0080295, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).;
4) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, and Book 7076, page 691, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
5) Easements of record in Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, Book 4298, page 491, and Book 7519, page 978, Register's Office for Davidson County, Tennessee.;
6) Charter of Incorporation of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239, and Charters in Book 6515, page 505, amended in Book 6921, page 216, Book 6517, page 511, as amended in Book 6921, page 214 and Book 6665, page 1, as amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee;
7) Deed of conveyance for sewer of record in Book 7275, page 826, Register's Office for Davidson County, Tennessee;
8) Agreement for Open Space of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, page 411 and 416, Register's Office for Davidson County, Tennessee;
9) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Burton Hills Village of Ashlawn, a condominum, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee;
10) All matters appearing on the Plan of Resubdivision of Tracts 1, 2, and 11 of record in Book 6250, page 978, amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee.