PICK-UP

Davidson County DEEDWARR
Recvd: 08/29/03 12:56 3pgs
Fees:18.00 Taxes:629.00
20030829-0125839

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Eva C. Lea	Pinnacle National Bank	Map: 131-06-0-E
319 Boxmere Place	Loan No. 0308009	Parcel: 319.00 CO
Nashville, TN 37215	211 Commerce Street, Suite 300	
	Nashville, TN 37201	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

VICKY LYNN SIMMONS PIRRIE AND TREVA ALLENE SIMMONS

a Tennessee Corporation, hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

EVA C. LEA, A SINGLE WOMAN

hereinafter called the GRANTEE, her heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit 319 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 a Master Deed, of record in Book 6666, page 749, as amended by Amendments of record in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, 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, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

BEING the same property conveyed to Vicky Lynn Simmons and Treva Allene Simmons by deed from Kevin C. Temple and wife, Kimberly Knox Temple, of record in Book 8537, page 328, Register's Office for Davidson County, Tennessee, the said Vicky Lynn Simmons having since remarried and being Vicky Lynn Simmons Pirrie.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2003;

2. Declaration of restrictions of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee;

3. Charter of Burton Hills Homeowners Association, Inc. dated March 5, 1985, of record in Book 6517, page 505, said Register's Office.

4. Charter of Burton Hills Recreational Association, Inc. dated March 5, 1985, of record in Book 6517, page 515, said Register's Office.

5. Charter of Burton Hills Village of Boxmere, Phase I Council, Inc., dated August 16, 1985, of record in Book 6665, page 6, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, and in Book 6911, page 120, said Register's Office.

7. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

8. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985, of record in Book 6655, page 47, said Register's Office.

9. All matters as shown on the Plat of Burton Hills of record in Book 6250, page 284, and revised in Book 6250, page 649, said Register's Office.

10. Master Deed, By-Laws and Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, of record in Book 6666, page 749, as amended by Amendments of record in Book 6824, page 308, Book 6908, page 738, and in Book 6921, page 226, said Register's Office.

This is improved property known as 319 Boxmere Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 our hands this 26 day of August, 2003.

Vicky Lynn Simmons Pirrie
VICKY LYNN SIMMONS PIRRIE

Treva Allene Simmons
TREVA ALLENE SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, Vicky Lynn Simmons Pirrie and Treva Allene Simmons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26 day of August, 2003.

NOTARY PUBLIC

My commission expires: May 30, 2004.



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 170,000.00 .

Sworn to and subscribed before me this 28th day of August, 2003.

NOTARY PUBLIC

My commission expires: May 30, 2004.

