THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21820-09-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $282,000.00. Affiant Subscribed and sworn to before me, 14th day of November, 2003. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE My Commission Expires:

Davidson County DEEDWARR
Recvd: 11/20/03 14:46 2pgs
Fees:13.00 Taxes:1043.40

20031120-0169570

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joanna L. Carter 510 Armistead Place Nashville, TN 37215	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	Map No.116.12 Parcel No. 510.00 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, **Ann W. Thomason, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joanna L. Carter, 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 510 Armistead 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 the 14th day of November, 2003.

Ann W. Thomason

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ann W. Thomason**, 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, at office, this 14th day of November, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 510 on the Plan of Burlington Condominiums, Phase 1 as of record in Plat Book 5200, page 490, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ann W. Thomason by deed dated May 3, 1984, corrected June 25, 1984 from Creason Clayton Construction Company, Inc. and Four-O-One Financial Corporation of record in Book 6285, page 975 and corrected in Book 6345, page 657, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 9754, page 915, said Register's Office, William Olin Thomason conveyed to Helen Ann Weininger Thomason all of his interest in subject property. Ann W. Thomason and Helen Ann Weininger Thomason are one and the same person.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Declaration of Covenants, Conditions, By-Laws and Restrictions for Burlington, of record in Book 5863, page 796 and Book 6046, page 134, 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);
3) Dedication of common area to Burlington Cooperative Corporation of record in Book 6504, page 207, Register's Office for Davidson County, Tennessee;
4) Charter of Incorporation of Burlington Homeowners Association, Inc. of record in Book 6018, page 349, Register's Office for Davidson County, Tennessee;
5) Charter of Incorporation of Burlington Cooperative Corporation of record in Book 5869, page 168 amended in Book 7570, page 316, Book 7866, page 386 and Book 8158, page 846, Register's Office for Davidson County, Tennessee
6) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Burlington Condominiums, of record in Book 6011, page 653; amended in Book 6194, page 440; Book 6362, page 405 and Book 11525, page 300, Register's Office for Davidson County, Tennessee;
7) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6929, pages 643 and 646, Book 3401, page 545, Book 3947, page 20, Book 4007, page 196, Register's Office for Davidson County, Tennessee;
8) Boundary Plat for Burlington of record in Book 5200, page 403, Register's Office for Davidson County, Tennessee;
9) Plat in Book 5800, page 185, Register's Office for Davidson County, Tennessee;
10) Easement for Water Mains of record in Book 4049, page 497, Register's Office for Davidson County, Tennessee;
11) All matters appearing on the Plan of Burlington Condominiums, Phase I of record in Plat Book 5200, page 490, Register's Office for Davidson County, Tennessee.