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. 22157-12-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $338,000.00. Michael D. McConnell Affiant Subscribed and sworn to before me this 8th day of January, 2004. 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:	**Send Tax Bills To:**	**Tax Information:**
Michael Drury McConnell Terri Martins McConnell 31 Belcaro Circle Nashville, TN 37215	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	Map No.131.06 Parcel No. 023.00 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, **Scott D. Carey and wife, Susan West Carey**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Drury McConnell and wife, Terri Martins McConnell** ("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 31 Belcaro Circle, 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 8th day of January, 2004.

Scott D. Carey

Susan West Carey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott D. Carey and Susan West Carey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2004.

Notary Public

My Commission Expires:

GERALD B. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 01/13/04 16:06 2pgs
Fees:13.00 Taxes:1250.60

20040113-0005539

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Burton Hills Village of Foxview Tract 5 as of record in Plat Book 6250, page 564, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Scott D. Carey and wife, Susan West Carey by deed dated October 13, 1995 from Gary W. Preston and wife, Robin Hunter Preston of record in Book 9828, page 92, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Foxview of record in Book 6625, page 171, amended in Book 6917, page 718, 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) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536 and in Instrument No. 20031219-0181028, 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) Dedication of common area to Burton Hills Village of Foxview Association of record in Book 6917, page 710, Register's Office for Davidson County, Tennessee;
5) Charter of Incorporation of Burton Hills Village of Foxview Association of record in Book 6517, page 517 amended in Book 6921, page 224, Register's Office for Davidson County, Tennessee;
6) Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee;
7) Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee;
8) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee;
9) Square footage allocation of record in Book 6626, page 937, Register's Office for Davidson County, Tennessee;
10) Agreement of record in Book 6470, page 383 and in Book 6655, page 47, Register's Office for Davidson County, Tennessee;
11) All matters appearing on the Plan of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee.