Davidson County DEEDWARR
Recvd: 02/20/04 14:08 2pgs
Fees:13.00 Taxes:640.10

20040220-0019854

WARRANTY DEED

B-BHM-04-0202

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy R. Nei	America's Wholesale Lender	
202 Ashlawn Court	(NAME) 750 Old Hickory Blvd. #180	131-6-G-202 CO
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY RICHARDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRACY R. NEI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 202 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of the Master Deed of record in Book 6250, Page 978, and amended in Book 6900, Page 304 and further set forth as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Gregory Richardson by Deed dated March 4, 2003 and filed for record on March 5, 2003 in Instrument Number 20030305-0029224, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Donald L. Hollis and wife, Beverly Hollis by Deed dated November 13, 1998 and filed for record on November 16, 1998 in Book 11206, Page 589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 6517, Page 505 and Book 6921, Page 216; Charter of Burton Hills Recreational Association of record in Book 6517, Page 511 and Book 6921, Page 214, Register's Office for said County.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 4298, Page 491 and Book 7519, Page 978; Agreements of record in Book 6470, Page 383 and Book 6655, Page 47, all of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 9882, Page 733, Book 11407, Page 927 and Instrument Number 20031219-0181028, Register's Office of said County.

This conveyance is subject to Master Deed/By-Laws of record in Book 7076, Page 90 and Book 7308, Page 859; Charter of Burton Hills Village of Ashlawn Council of record in Book 7154, Page 239, all of record of the said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 202 Ashlawn Court, Nashville, Tennessee 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

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 GRANTEE(S), 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/our hand(s) this 13th day of February, 2004.

Gregory Richardson

STATE OF Tennessee

COUNTY OF Davidson

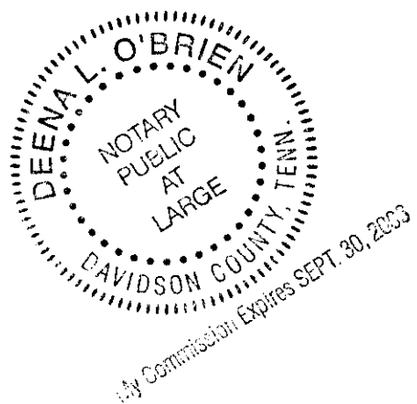
I, , a Notary Public of the County and State first above written, do hereby certify that Gregory Richardson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of February, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903