Record & Return To:
Smith Shoka Associates, PLLC.
846 Conference Drive, Suite 4
Goodlettsville, TN. 37072

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040040

Davidson County DEEDWARR
Recvd: 03/04/04 10:37 2 pgs
Fees:13.00 Taxes:684.50

20040304-0024523

Send Tax Bills To:
New owner

New Owner is:
Heather Chipps
306 Ashlawn Ct.
Nashville, TN 37215

MAP: 131-06-0-G
PARCEL: 306.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael L. Ormes** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Heather Chipps** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 306, together with the appurtenant interest in the common element of Burton Hills, Village of Ashlawn, a condominium, a horizontal property regime established in Master Deed and Bylaws, of record in Book 7076, page 696, ameded 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.

Being the same property conveyed to Michael L. Ormes by Warranty Deed from Theresa L. Ormes dated 11/01/01, recorded 11/13/01, in Instrument No. 200111130124134, Register's Office for Davidson County, Tennessee. Also acquired in Book 11362, page 81 in said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of February, 2004.

GRANTOR:

Michael L. Ormes

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael L. Ormes** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of February, 2004.

Heather M. Moore
Notary Public

My Commission Expires: 8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

SWORN TO and subscribed before me this 27th day of February, 2004.

Heather M. Moore
NOTARY PUBLIC

My commission expires:

8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007