THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 2nd day of March, 2004. Notary Public My Commission Expires: 11/25/2006
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 22435-02-2004** File Box 9B	

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Barry Poole 214 Boxmere Place Nashville, TN 37215	Suntrust Mortgage 201 Fourth Avenue North 7th floor Nashville, TN 37219	Map No.131.06 Parcel No. 214.00 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, **Tomiji Takizawa and wife, Akiko Takizawa**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Barry Poole, 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 214 Boxmere 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 2nd day of March, 2004.

Tomiji Takizawa

Akiko Takizawa

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 2nd day of March, 2004.

Notary Public

My Commission Expires: 11/25/2006

Davidson County DEEDWARR
Recvd: 03/05/04 11:33 2pgs
Fees:13.00 Taxes:592.00

20040305-0025422

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 214, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned First Amendment to Master Deed and being located upon Lot No. 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tomiji Takizawa and Akiko Takizawa by deed dated 10/30/2001 from Elizabeth C. Rayfield, unmarried of record as instrument No. 20011031-0118787, 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) Restrictive covenants contained in an instrument of record in Book 6326, page 588, , 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, 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 tohandicap, but does not discriminate against handicapped persons).
4) Charter of Incorporation of Burton Hills Village of Baxmere, Phase I Council Inc. of record in Book 6665, page 6, amended in Book 6921, page 218, Register's Office for Davidson County, Tennessee.
5) Charter of Incorporation of Burton Hills Homeowner's Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
6) 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.
7) Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
8) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Charter of Incorporation of Burton Hills Village of Baxmere, Phase I a Condominium, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee.
9) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and in Book 7147, page 416, Register's Office for Davidson County Tennessee.
10) All matters appearing on the Plan of of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.