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. 22742-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $.173,500.00 Amy D. Nelson Affiant Subscribed and sworn to before me this 1st day of June, 2004. Laurie M Hart Notary Public My Commission Expires: 12-15-04 LAURIE M. HART NOTARY PUBLIC AT LARGE 12-15-2005 WILLIAMSON COUNTY TN

WARRANTY DEED

Address New Owner: Kathleen Franks Hale 214 Boxmere Place Nashville, TN 37215	**Send Tax Bills To:** Countrywide Home Loans, Inc. 2021 N. Gallatin Rd., Suite 292 Madison, Tennessee 37115	**Tax Information:** Map No.131.06 Parcel No. 214.00

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, **James Barry Poole, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Franks Hale, unmarried and Douglas S. Hale and wife, Brenda Franks Hale, Joint Tenants in Common with Right of Survivorship** ("Grantee"), their 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 1st day of June, 2004.

James Barry Poole By J. Michael Morgan A.I.F.
James Barry Poole
By J. Michael Morgan as his Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of James Barry Poole, as his Attorney-In-Fact, and as the free act and deed of the within James Barry Poole, as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of May, 2004.

Donald E. Kniffen
Notary Public

My Commission Expires: 11/25/2006

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

Davidson County DEEDWARR
Recvd: 06/03/04 11:17 2pgs
Fees:13.00 Taxes:841.95

20040603-0065278

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 James Barry Poole, unmarried by deed dated March 2, 2004 from Tomiji Takizawa and wife, Akiko Takizawa of record in Instrument No. 20040305-0025422, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated and assumed by the Grantees.
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 Boxmere, 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 Homeowners 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 Incorporation of Burton Hills Village of Boxmere, Phase I, Charter of 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. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
10. All matters appearing on the Plan of record as Book 6250, page 649, Register's Office for Davidson County, Tennessee.
11. Agreement recorded 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.