Davidson County DEEDWARR
Recvd: 06/24/04 13:04 3pgs
Fees:18.00 Taxes:1017.50
20040624-0075212

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JANICE C. FETNER ~~41 Belcaro Drive~~ P.O. Box 159022 Nashville, TN 37215	SAME	Map: 131-6-B Parcel: 28

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM M. KOTTAS, being one and the same as William H. Kottas, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto JANICE C. FETNER (the "Grantee"), his successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 28 as shown on the Plan of Burton Hills Village of Foxview - Tract 5, as shown on the plat of record in Plat Book 6250, Page 564, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description
>
> Being the same property conveyed to William H. Kottas, and wife, Shirley D. Kottas by Warranty Deed of record in Book 8282, Page 15, said Register's Office; said Shirley D. Kottas having died on February 20, 2004.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "A", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the Grantee, her successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 our hands this 23rd day of June, 2004.

William M. Kottas

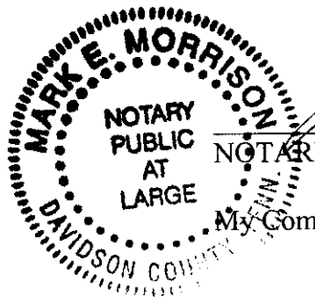
WILLIAM M. KOTTAS, being one and the same as William H. Kottas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William M. Kottas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2004.



NOTARY PUBLIC

My Commission Expires: 9-5-2005

STATE OF TENNESSEE

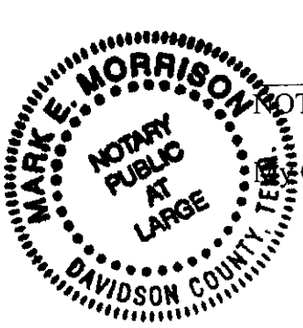
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $275,000.00.

Janice C. Fetner

Affiant

Subscribed and sworn before me this 23rd day of June, 2004.



NOTARY PUBLIC

My Commission Expires: 9-5-2005

EXHIBIT "A"
EXCEPTIONS

1. Taxes for the year 2004, a lien, which is not yet due and payable.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6625, Page 171, as amended in Book 6917, Page 718, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said documents.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6517, Page 522, as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691; and Book 7146, Page 188, said Register's Office, and in any allied instrument(s) referred to in said documents.

4. Declaration of Restrictions as of record in Book 6326, Page 588, said Register's Office.

5. All matters shown on the Plat recorded in Book 6250, Page 564 and Book 6250, Page 978, said Register's Office.

6. Charter of Burton Hills Homeowner's Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, Page 216, said Register's Office.

7. Charter of Burton Hills Recreational Association of record in Book 6517, Page 511, as amended in Book 6921, Page 214, said Register's Office.

8. Charter of Burton Hills Village of Foxview Association of record in Book 6517, Page 517, said Register's Office.

9. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in instrument recorded in Book 3702, Page 250, said Register's Office.

10. Agreement of record in Book 6470, Page 383 and Book 6655, Page 47, said Register's Office.

11. Maximum Square Footage Allocations for Village of Foxview Tract 5, of record in Book 6626, Page 937, said Register's Office.

12. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee for water and/or sewer distribution system of record in Book 7275, Page 826, said Register's Office.