THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00 Affiant Subscribed and sworn to before me this 30th day of June, 2004. Notary Public My Commission Expires:

Record & Return To:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

WARRANTY DEED

Address New Owner: Christian M. Garstin 312 Boxmere Place Nashville, TN 37215	**Send Tax Bills To:** CENTRAL CAROLINA BANK, A DIVISION OF NBC 212 W. MAIN ST DURHAM, NC 27701	**Tax Information:** Map No.131.06-0E Parcel No. 312.00 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, **George B. Nowell, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian M. Garstin, 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 312 Boxmere Place, Nashville, TN 37215

STARLING DAVIS NOWELL, the spouse of GEORGE B. NOWELL, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said GEORGE B. NOWELL.

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 30th day of June, 2004.

George B. Nowell

Starling Davis Nowell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of June, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/14/04 13:29 2pgs
Fees:13.00 Taxes:647.50

20040714-0083936

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 312, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere Phase I, a condominium, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 821, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the amendment to the aforementioned Master Deed of record in Plat Book 6908, page 738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George B. Nowell, unmarried by Deed dated August 30, 2002 from Janna Leigh Fite, unmarried of record in Instrument No. 20020909-0108588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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).
3. 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.
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 Recreational Association, Inc. of record in Book 6519, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
6. 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.
7. 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 Burton Hills Village of Boxmere, 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 in Book 6921, page 226, Register's Office for Davidson County, Tennessee.
8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and in Book 4298, page 491, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 6250, page 978, Register's Office for Davidson County, Tennessee.
11. Agreement recorded in Book 6470, page 383, Book 6695, page 47, and Book 7147, page 411 and 416, Register's Office for Davidson County, Tennessee.