STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Pamela S Hanes
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of August, 2004.

Brooke Garrett
Notary Public

BROOKE GARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/04 16:12 2pgs
Fees:13.00 Taxes:758.13
20040827-0104140

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lynn R. Yates
213 Boxmere Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-060-E-213.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katheen D. Nichols** hereinafter referred to as Grantors, hereby transfers and conveys to **Lynn R. Yates** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of Burton Hills, Village of Boxmere Phase I, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the Master Deed of record in book 6666, page 749, Register's office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Katheen D. Nichols by Warranty Deed from Kenneth Joseph Fagan, married of record at Instrument No. 20020821-0101389, Register's Office for Davidson County, Tennessee, dated August 19, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters on Plat of record in Book 6250, Page 978, Register's Office for &*V28& County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Register's Office for &*V28& County, Tennessee.

Easement for SS\SD of record in Book 3702, Page 250, Book 4298, Page 491, Register's Office for &*V28& County, Tennessee.

HOA Charter of record in Book 6517, Page 505, Book 6921, Page 216, Book 6665, Page 6, Book 6921, Page 218, Book 6519, Page 511, Book 6921, Page 214, Book 6665, Page 210, Register's Office for &*V28& County, Tennessee.

Master Deed of record in Book 6666, Page 749, Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831, Book 6921, Page 226, Register's Office for &*V28& County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 213 Boxmere Place , Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 20th day of August, 2004.

Katheen D. Nichols

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katheen D. Nichols, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2004.

Notary Public

My Commission Expires: 11/22/05

11230-BW