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. 23677-11-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $176,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hilda M. McGregor 311 Boxmere Place Nashville, TN 37215	New Owner	Map No.131.06-OE- Parcel No. 311.00

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, **Lindsey Y. Colbert, f/k/a Lindsey M. Young and husband, Joshua K. Colbert**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hilda M. McGregor, married** ("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 311 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 3rd day of December, 2004.

Lindsey Y. Colbert

Joshua K. Colbert

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lindsey Y. Colbert, f/k/a Lindsey M. Young and husband, Joshua K. Colbert**, 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 3rd day of December, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/08/04 13:48 2pgs
Fees:13.00 Taxes:651.20

20041208-0146462

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 311, 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, 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 Book 6908, page 738, Book 6911, page 831, and Book 6921, page 226.

Being the same property conveyed to Lindsey M. Young and Joshua K. Colbert, both unmarried and Kesley Colbert, married by deed dated August 30, 2001 from Thomas J. Parker, Trustee of the Thomas Sweeney Parker Irrevocable Trust UAD 10-6-94 of record in Instrument No. 20010904-0095189, Register's Office for Davidson County, Tennessee. The said Kesley Colbert and Cathy L. Colbert having conveyed their interest in said property to Lindsey M. Young and Joshua N. Colbert by Quitclaim Deed of record in Instrument No. 20030717-0100313.

This conveyance is made subject to:

1. 2004 City/County Taxes.
2. All matters appearing on the Plan of record in Book 6250, page 649, Register's Office for davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, and 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 to handicap, 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 Recreational Association, Inc. of record in Book 6517, page 505, and 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 Assocation of record in Book 6665, page 1, and 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 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.
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. Agreements 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.