(1)

Davidson County DEEDWARR
Recvd: 02/04/05 11:55 2 pgs
Fees:13.00 Taxes:562.30

20050204-0013296

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2005.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sara Jo Houghland
324 Boxmere Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 131-6-E-324

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, **Luanne F. Overton** hereinafter referred to as Grantors, hereby transfers and conveys to **Sara Jo Houghland** 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:

Unit 324 of Burton Hills, Village of Boxmere, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, as amended by Amendment of record in Book 6824, Page 308, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Luanne F. Overton by warranty deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 6885, page 357, Register's Office for Davidson County, Tennessee, dated June 2, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 6250, Page 284, as revised in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

2. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, as amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.

3. Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, as amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.

4. Charter 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. Restrictive covenants contained in an instrument of record in Book 6326, Page 588, Book 6517, page 522 as amended in Book 6778, page 536, Register's Office for ~~Davidson~~ DAVIDSON County, Tennessee.

6. Master Deed, By-Laws and Plat of Burton Hills, Village of Boxmere, Phase i, a condominium of record in Book 6666, page 749, as amended in, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, Register's Office for Davidson County, Tennessee.

7. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6655, page 47, Register's Office for Davidson County, Tennessee.

8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, et seq.

9. 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 2005, 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 324 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 31st day of January, 2005.

Luanne F. Overton

Luanne F. Overton

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 Luanne F. Overton, 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 31st day of January, 2005.

Notary Public

My Commission Expires: 7/31/06

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

12046-KW