THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins, McGugin, McNeilly & Rowan, PLLC
214 Second Avenue, North, Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 02/22/05 14:55 3 pgs
Fees:18.00 Taxes:299.15
20050222-0019281

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
WILLIAM A. McGUGIN 209 Boxmere Pl. Nashville, TN 37215	CURRENT ADDRESSEE	Map: 131-06-0-E Par: 209.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $80,850.

William A. McGugin
WILLIAM A. McGUGIN

W. WARNER McNEILLY III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, III, by WILLIAM A. McGUGIN this 2nd day of February, 2005.

Notary Public

My Commission Expires: 9/24/05

FOR AND IN CONSIDERATION of the sum of Eighty Thousand Eight Hundred Fifty Dollars ($80,850.00) payable (i) in cash of Forty-Two Thousand Three Hundred and Fifty and No/100 Dollars ($42,350.00), (ii) assumption of the promissory note secured by the property (the current outstanding balance of which is approximately $77,000.00 and of which Seller's share would be $$38,500.00), and (iii) other good and valuable consideration, the receipt of which is hereby acknowledged, I, DANIEL G. McGUGIN, hereinafter "GRANTOR," have this day bargained and sold and do hereby quitclaim, transfer and convey to WILLIAM A. McGUGIN hereinafter 'GRANTEE," his heirs and assigns, all of my interest in certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of his interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his successors and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this ____ day of February 7, 2005.

DANIEL G. McGUGIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, DANIEL G. McGUGIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 7th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 9/24/05

W. WARNER McNEILLY III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 209, together with the apartment interest in the common elements of Burton Hills, Village of Boxmere Phase 1, 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 831, and in Book 6921, page 226, Register's Office, Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit B to the aforementioned master deed.

Being the same property conveyed to Daniel G. McGugin and William A. McGugin by deed of record in Instrument #200008010076102, Register's Office for Davidson County, Tennessee.

The above described property is subject to the following:

1. Lien for special assessments contained in Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308; amended in Book 6908, page 738; amended in Book 6911, page 831, and amended in Book 6921, page 226, Register's Office, Davidson County, Tennessee.

2. 2004 and subsequent years real property taxes.

3. All matters shown on Plan of record in Plat Book 6250, page 284, as revised in Plat Book 6250, page 649, Register's Office, Davidson County, Tennessee.

4. Restrictive Covenants shown of record in Book 6517, page 522; amended in Book 6691, page 593; amended in Book 6778, page 532; amended in Book 6778, page 536; amended in Book 6911, page 120; amended in Book 7046, page 520; amended in Book 7076, page 691; amended in Book 7146, page 188; and amended in Book 9882, page 733, Register's Office, Davidson County, Tennessee.

5. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Village of Boxmere, of record in Book 6666, page 749, amended in Book 6824, page 308; amended in Book 6908, page 738; amended in Book 6911, page 831, and amended in Book 6921, page 226, Register's Office, Davidson County, Tennessee.

6. Agreements between Burton Hills Properties and Metropolitan Planning Commission of record in Book 7147, page 411, Register's Office, Davidson County, Tennessee.

7. Easements for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 491, and Book 3702, page 250, Register's Office, Davidson County, Tennessee.

8. Deed of Trust of record in instrument number 200310090150060, R.O.D.C.