WARRANTY DEED

State of Tennessee)
County of Davidson)

G#2917-2

The actual consideration or value, whichever is greater, for this transfer is **$173,630.00.**

Stephanie Abel
Affiant

Subscribed and sworn to before me, this the 25th day of May, 2005.

Notary Public

My commission expires: 7-19-08

(AFFIX SEAL)

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/27/05 13:31 2 pgs
Fees:13.00 Taxes:642.43

20050527-0060220

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ALLISON C. SCOTT	Bank of America	**Map 131-06-0-E, Parcel 217.00co**
217 Boxmere Place	900 W. Trade St.	
Nashville, TN 37215	Charlotte, NC 28225	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SUSAN BAUMAN, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLISON C. SCOTT, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 217 of Burton Hills, Village of Boxmere, Phase I, a Condominium, a horizontal property regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Burton Hills, Village of Boxmere, Phase I, a Condominium, of record in Book 6666, Page 749 and as amended in Book 6824, Page 308, in Book 6908, Page 738, and in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6666, Page 806, and as amended in Book 6911, Page 831, said Register's Office, 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 plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Pages 749 through, and including, 830, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Susan Bauman, by Special Warranty Deed from National Residential Nominee Services, Inc., a Delaware Corporation, of record in Instrument No. 20040415-0042737, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Boxmere, Phase I, a Condominium, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **217 Boxmere Place, Nashville, TN 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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 **25th** day of **May, 2005.**

SUSAN BAUMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SUSAN BAUMAN, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **May, 2005.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09