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. 24331-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $192,500.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. 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: Wilson Sims Linda Sims 702 Arkland Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.131-06-0-G Parcel No. 702.00

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, **Jenny Beth Gillihan, unmarried, and Kerry G. Gillihan and wife, Pam Gillihan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wilson Sims and wife, Linda Sims** ("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 702 Arkland Place, Nashville, Tennessee 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 31st day of May, 2005.

Jenny Beth Gillihan

Kerry G. Gillihan

Pam Gillihan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jenny Beth Gillihan, Kerry G. Gillihan, Pam Gillihan**, 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 31st day of May, 2005.

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: 05/02/05 15:31 2 pgs
Fees:13.00 Taxes:712.25

20050602-0062707

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 702, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7309, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenny Beth Gillihan, unmarried and Kerry G. Gillihan and wife, Pam Gillihan by deed dated May 1, 2003, from Eugene E. Stephens, unmarried, of record in Instrument No. 20030516-0067371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, and in Book 7076, page 691;
3. Charter of Incorporation of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, page 239;
4. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214;
5. Charter of Incorporation of Burton Hills Estates Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 219;
6. 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 Ashlawn, a condominium, of record in Book 7076, page 696, amended in Book 7309, page 859;
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and Book 4298, page 491;
8. All matters appearing on the Plan of record as Book 6250, page 978, amended in Book 6900, page 201; and
9. Agreement recorded in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.