WARRANTY DEED

State of Tennessee
County of Davidson

Box 14-A
File No.: 19169-3

The actual consideration or value, whichever is greater, for this transfer is **$216,000.00.**

Nancy C. Mastro
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/08/05 08:10 2 pgs
Fees:13.00 Taxes:799.20

20050908-0107840

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
Louis J. Mastro **Nancy C. Mastro**	**"New Owners"**	**Map 131-06-0-E, Parcel 301co**
1910 Green Hills Blvd.		
Franklin, TN 37067-8139		

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

Kevin B. Johnston and Karen B. Johnston, Trustees of the Kevin B. Johnston and Karen B. Johnston Trust U/A/D May 7, 1998

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

Louis J. Mastro and Nancy C. Mastro, husband and wife, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 301 of the Burton Hills, Village of Boxmere Phase I, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Burton Hills, Village of Boxmere, Phase I Condominiums, of record in Book 6666, page 749, and as amended in Book 6824, Page 308, Second Amendment of record in Book 6908, Page 738 and Third Amendment of record in Book 6921, Page 226, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kevin B. Johnston and wife, Karen B. Johnston, by Deed from Karen Jo S. Wolf, unmarried, of record in Instrument No. 20021022-0129764, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Kevin B. Johnston and Karen B. Johnston, Trustees of the Kevin B. Johnston and Karen B. Johnston Trust U/A/D May 7, 1998 by Quitclaim Deed from Kevin B. Johnston and Karen B. Johnston of record in Instrument No. 20050124-0008722, said Register' Office.

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 1 Condominiums, 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: **301 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/our hand(s) this **31st** day of **August, 2005.**

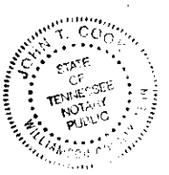
Kevin B. Johnston, Trustee
Kevin B. Johnston Trustee

Karen B. Johnston, Trustee
Karen B. Johnston , Trustee

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 **Kevin B. Johnston and Karen B. Johnston, Trustees of the Kevin B. Johnston and Karen B. Johnston Trust U/A/D May 7, 1998,** the bargainors 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 and official seal at Nashville, Tennessee, this **31st** day of **August, 2005.**



Notary Public

My Commission Expires: 3/22/09