JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-FH-05-233

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Gilpin	Jerry A. Gilpin	
233 Boxmere Place	(NAME) 2907 Polo Club Road	131-6E-233CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEREK E. BELL AND WIFE, ANGELA H. BELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Kate Gilpin, unmarried, and Jerry A. Gilpin and wife, Carol Ann Gilpin * WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* joint tenants

See Attached Exhibit "A"

Davidson County DEEDWARR
Recvd: 09/13/05 15:33 3 pgs
Fees:18.00 Taxes:665.63
20050913-0110214

unimproved ( )
This is improved (X) property, known as 233 Boxmere Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Derek E. Bell

Angela H. Bell by Derek E. Bell attorney-in-fact

Angela H. Bell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek E. Bell, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Derek E. Bell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Angela H. Bell and acknowledged that he/she executed the same as the free act and deed of the said Angela H. Bell.

Witness my hand and official seal at
Nashville, Tennessee
on this the 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE BEING A CERTAIN CONDOMINIUM APARTMENT, UNIT NO. 233, OF BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, 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 AMENDMENTS OF RECORD IN BOOK 6824, PAGE 308, BOOK 6908, PAGE 738, AND IN BOOK 6921, PAGE 226, 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 MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, AS SET FORTH IN SAID MASTER DEED, AS AMENDED, FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEREK E. BELL, UNMARRIED BY WARRANTY DEED FROM PAUL C. HORN AND WIFE, BARBARA HORN, RECORDED ON THE 18TH DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000918-0092231, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Derek E. Bell having since married to Angela H. Bell. Angela H. Bell joins in this instrument for the purpose of conveying any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6250, page 284 and revised in Plat Book 6250, page 649; Book 6326, page 588; Book 6517, page 522 and amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 6666, page 749; Book 6824, page 308; Book 6908, page 738; Book 6921, page 1226; Book 6517, page 505; Book 6517, page 511; Book 6665, page 6; Book 6470, page 383 and Book 6655, page 47, Register's Office for Davidson County, Tennessee.