03

Realty Title 48-A

Davidson County DEEDWARR
Recvd: 06/12/06 15:05 2 pgs
Fees:13.00 Taxes:887.63
20060612-0069870

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Karen A Hoff
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2006.

Diane K. Mann
Notary Public

My Commission Expires: 2/22/2009

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Address New Owner As Follows:
Steven R. Brown and Deborah S. Brown
3514 FRANKLIN COURT
CRYSTAL LAKE, IL 60014

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
131 -06-0-D 517.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE M. BLAUFUSS,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEVEN R. BROWN AND WIFE, DEBORAH S. BROWN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 517 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Plat Book 6250, page 978,* Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne M. Blaufuss by deed from Blythe Anne Gillig, now Houghland, and husband, Calvin Houghland, Jr., of record in Book 11173, page 920, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

*AND as described in the Master Deed and By-laws of record in Book 6690, Page 70, Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, and Book 9398, Page 43,

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 6690, page 70, as amended in Book 6739, page 701; Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6911, page 827; Book 6962, page 325; and Book 9398, page 43, Register's Office for said County.

4. Agreements with the Metropolitan Government of Nashville of record in Book 6470, page 383; Book 6655, page 47; Book 7147, page 411; and Book 7147, page 416, Register's Office for said County.

5. Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; Book 9882, page 733; Book 11407, page 927; and Instrument No. 20031219-0181028, Register's Office for said County.

6. Restrictions of record in Book 6326, page 588, Register's Office for said County.

This is improved property known as 517 Belair Way, 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of May, 2006.

Anne M. Blaufuss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE M. BLAUFUSS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of May, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

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