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. 25915-09-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 22nd day of September, 2006. Notary Public My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Donald A. Schlitz 525 Armistead Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map & Parcel No.19-116.12-0D-525.00-CO

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, **Patty L. Ramey**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald A. Schlitz, unmarried** ("Grantee"), his 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 525 Armistead Place, Nashville, TN 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.

Emory Gordy joins in this conveyance to convey any and all marital interest he may have in the above described property.

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 22nd day of September, 2006.

Patty L. Ramey
By Betty Sanders as her Attorney in Fact

Emory Gordy
By Betty Sanders as his Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Betty Sanders With whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Patty L. Ramey and Emory Gordy as their Attorney-In-Fact, and as the free act and deed of the within named Patty L. Ramey and Emory Gordy.

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of September, 2006.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/13/06 12:03 2 pgs
Fees:13.00 Taxes:1091.50

20061013-0127389

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 525 on the Plan of Burlington Condominium Plat of Phase II Condominium Lot, of record in Plat Book 6250, page 96, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Burlington Condominiums, a horizontal property regime established by Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440 and in Book 6362, page 405, said Register's Office.

Being the same property conveyed to Patty L. Ramey by Deed dated April 13, 1992 from Morris J. Brown, III and wife, Kathy R. Brown of record in Book 8603, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burlington of record in Book 5863, page 796, amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Amendment to By-Laws of Burlington Homeowners Association, Inc., of record in Book 11525, page 300, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burlington Homeowners Association, Inc. of record in Book 6018, page 349, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burlington Cooperative Corporation of record in Book 5869, page 168, amended in Book 7570, page 316, Book 7866, page 386, and Book 8158, page 846, Register's Office for Davidson County, Tennessee.
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 Burlington Condominiums, of record in Book 6011, page 653, amended in Book 6194, page 440, and in Book 6362, page 405, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. All matters appearing on the Plan of record as Book 6250, page 96, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewers to the City of Nashville of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.