PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/02/08 14:12 2 pg:
Fees:13.00 Taxes:839.90
20080402-0033250

W & I Ref:(dm) Title No: 49263
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Robert Markham 209 Boxmere Place Nashville, Tennessee 37215	HomeFocus Tax Service, LLC Lender #2190 P. O. Box 26389 Richmond, VA 23260

TAX MAP-PARCEL NUMBERS: 131060E20900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William A. McGugin , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Robert Markham** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 209 of Burton Hills – Village of Boxmere – Phase I a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749 Register's Office for said County, To which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William A. McGugin by deed from Daniel G. McGugin dated Feb. 7, 2005 and recorded on Feb. 22, 2005 of record in Doc. No. 20050222-0019281 and re-recorded in Doc. No. 20050228-0021755, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan of record in Exhibit "B" to the Master Deed in Book 6666, page 749, said Register's Office shows an owner's certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete. Agreements by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County, Metropolitan Planning Commission of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office. The provisions of the condominium Master Deed of record in Book 6517, page 522, Book 6691, page 593, Book 6666 page 749, Book 6778 page 532, Book 6778 page 536, Book 6911 page 120, Book 6824 page 308, Book 6908 page 738, Book 6911 page 831, Book 6921 page 226, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 209 Boxmere Place, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2008.

William A. McGugin

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2008, before me the undersigned authority, personally appeared William A. McGugin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2008

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**