THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27627-04-2008** **Record & Return To:** **Mooreland Title Company** **315 Deaderick Street** **AmSouth Center, Ste 1710** **Nashville, TN 37238**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Georganne Harmon Affiant Subscribed and sworn to before me this 30th day of April, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Robert C. Walker 540 Belair Way Nashville, TN 37215	**Send Tax Bills To:** Bank of America PO Box 1675 Coraopolis, PA 15108 ADW	**Tax Information:** Map and Parcel No.: 131060D540.00CO

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, **Georganne Harmon, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert C. Walker** ("Grantee"), its 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 540 Belair Way, 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.

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 30th day of April, 2008.

Georganne Harmon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Georganne Harmon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/05/08 10:20 2 pgs
Fees:13.00 Taxes:1128.50

20080505-0045808

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 540, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, a horizontal property regime established by Master Deed, of record in Book 6690, page 70, 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, Book 9398, page 43, Instrument No. 20010627-0068123 and rerecorded in Instrument No. 20050708-0079325 and Instrument No. 20031016-0153582, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the aforementioned Master Deed, said amendment being of record in Book 6962, page 325, said Register's Office.

Being the same property conveyed to Georganne Harmon, Unmarried by Warranty Deed dated January 18, 2007 from Barbara Von Haberstroh, Unmarried of record in Instrument No. 20070124-0009895, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522 and amended in Book 6778, page 536, 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. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505 and amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burton Hills Village of Belair, Phase 1 Council, Inc. of record in Book 6665, page 18 and amended in Book 6921, page 220, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511 and amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1 and amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
7. 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 Burton Hills Townhomes, Village of Belair, Phase 1, a Condominium, of record in Book 6690, page 70 and amended in Book 6739, page 701, Book 6824, page298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, Book 9398, page 43, Instrument No. 20010627-0068123 and re-recorded in Instrument No. 20050708-0079325 and Instrument No. 20031016-0153582, Register's Office for Davidson County, Tennessee.
8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
9. All matters appearing on the Plan of record as Book 6250, page 649, Register's Office for Davidson County, Tennessee.
10. Agreement recorded in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.