THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27736-05-2008** **Record & Return To:** **Lehman Escrow** **390 Mallory Station Road, Suite 108** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Affiant Subscribed and sworn to before me this 27th day of June, 2008. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Elizabeth Lena Bomar 519 Old Towne Drive Brentwood, TN 37027	New Owner DB	Map and Parcel No.: 160160C041.00CO

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, **Alexandra B. Beavers Burlason**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Lena Bomar**, unmarried ("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 519 Old Towne Drive, Brentwood, TN 37027

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.

Bruce A. Burlason joins in the execution of this instrument for the purpose of conveying any and all interest in the subject property by virtue of his marriage to Alexandra B. Beavers Burlason.

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 27th day of June, 2008.

Alexandra B. Beavers Burlason

Bruce A. Burlason

Davidson County DEEDWARR
Recvd: 06/30/08 10:39 2 pgs
Fees:13.00 Taxes:791.80
20080630-0067019

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 27th day of June, 2008.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 41 on the Plan of The Terraces at Brentwood Chase, as of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Alexandra B. Beavers, an unmarried woman by Deed dated April 24, 2002 from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20020501-0053267, Register's Office for Davidson County, Tennessee.
Alexandra B. Beavers having married and now being known as Alexandra B. Beavers Burlason.

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 Terraces at Brentwood Chase of record in Instrument No. 20001214-0123057, amended in Instruments #20010119-0005975, #20010328-0029845, and #20041206-0144631, 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. By-Laws of Terraces at Brentwood Chase Townhome Association, Inc., of record in Instrument No. 20001214-0123058, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Terraces at Brentwood Chase Townhome Association, Inc. of record in Instrument No. 20010208-0012530, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Brentwood Chase Community Association, Inc. of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Terraces at Brentwood Chase Townhome Association, Inc. of record in Instrument No. 20001214-0123056, 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 9700, pages 653 and 654, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee.
10. Easement for drainage of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 11115, pages 281 and 286, Register's Office for Davidson County, Tennessee.