Davidson County DEEDWARR
Recvd: 10/13/08 10:16 3 pgs
Fees:18.00 Taxes:1008.25
20081013-0102969

Box 44

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 $272,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2008.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Laura A. Thrower 532 Belair Way Nashville, TN 37215	SAME	131 06 0D 532.00CO 7DA 92433

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WANDA D. LANCASTER, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LAURA A. THROWER, WITH A LIFE ESTATE INTEREST RESERVED IN JOHN M. THROWER**, 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. 532, of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6690, page 70, as amended by Amendments of record 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,

together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Wanda D. Lancaster by deed dated August 7, 2000, from John M. Thrower and wife, Laura A. Thrower, of record at Instrument No. 20000808-0078608, 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:

1. 2008 taxes, which have been prorated and shall be paid by Grantor.

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

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Burton Hills Townhomes - Village of Belair Condominiums, of record in Book 6690, page 70, as amended by Amendments of record 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, and in Instrument No. 20010627-0068123 and Instrument No. 20050708-0079325, Register's Office for said County.

4. Restrictions of record in Book 6326, page 588; Book 6517, page 522; Book 6691, page 593; Book 6778, page 532; Book 6778, page 436; Book 6911, page 120, Book 7046, page 520 and Book 7076, page 691, Register's Office for said County.

5. Declaration of Covenants, Conditions and Restrictions, of record in Book 6517, page 522, amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520 and Book 7076, page 691, Register's Office for said County.

6. Agreement by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, Register's Office for said County, and of record at Book 6655, page 47, said Register's Office.

7. Rights of others in and to the common elements.

This is improved property known as: **532 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 I covenant with the said Grantees that I am lawfully seized 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; and further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, thier heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of October, 2008.

Wanda D. Lancaster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WANDA D. LANCASTER, UNMARRIED**, 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 10th day of October, 2008

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011