BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090087863 DEEDWARR
Recvd: 12/31/09 10:38 2 pgs
Fees:13.00 Taxes:937.95
20091231-0118858

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50295
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Evelyn C. Hutcherson 237 Boxmere Place Nashville, Tennessee 37215	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 131060E23700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$253,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew James Mazzoni, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Evelyn C. Hutcherson, unmarried,** 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. 237 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 Andrew James Mazzoni, unmarried by warranty deed from Roger A. Horner and wife, Cheryl Hamilton-Horner, dated Aug. 13, 2004 and recorded on Aug. 24, 2004 of record in Doc. No. 20040824-0102079, Register's Office for Davidson County, Tennessee.

Virginia B. Mazzoni, spouse of Andrew James Mazzoni, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Book 6666, page 749, said Register's Office, shows and owner's certificate minimum setback lines and easements to which Plan reference is hereby made for a more complete description. 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: 237 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 29th day of December, 2009.

Andrew James Mazzoni

Virginia B. Mazzoni

State of TENNESSEE
County of DAVIDSON

On this 29th day of December, 2009 , before me the undersigned authority, personally appeared Andrew James Mazzoni and Virginia B. Mazzoni, 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.

CHRISTI D. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

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 $253,500.00

Affiant

Sworn and subscribed before me this the 30th day of December, 2009

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

My Commission Expires: _____

Notary Public