Box 14A

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204
#22604-3

BILL GARRETT, Davidson County
Trans:T20100037406 DEEDWARR
Recvd: 06/21/10 09:06 4 pgs
Fees:23.00 Taxes:758.50
20100621-0047920

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Frank S. Melton
7120 River Park Court
Nashville, TN 37221

New Owner

Map 131-06-0-G
Parcel 601CO

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Gregory A. Stump, Successor Trustee of the Stump Family Trust, u/a/d February 6, 1992**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank S. Melton and Donna J. Melton, husband and wife, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 601 as specified on the Plat shown in the Master Deed, on the Plan of Burton Hills Village of Ashlawn Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Burton Hills, Village of Ashlawn Condominiums, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, Declaration of Restrictions of record in Book 6326, Page 588, said Register's Office; together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Burton Hills Village of Ashlawn Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Book 7076, Page 696, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Gregory A. Stump and Lynn Deal, as tenants in common with rights of survivorship, by Deed from Malcon Taylor, unmarried, of record in Instrument No. 20051122-0141224, Register's Office for Davidson County, Tennessee and further conveyed to James F. Stump, Trustee of the Stump Family

Trust, dated February 6, 1992, by Quitclaim Deed of record in Instrument No. 20060724-0088551, said Register's Office. James F. Stump died July 14, 2009, Gregory A. Stump being named as Successor Trustee, under the terms of said Trust.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on **Exhibit "A"**; and Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of June, 2010.

TRUSTEE

Gregory A. Stump, Trustee of the Stump Family Trust, dated February 6, 1992

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory A. Stump, Trustee,, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Trustee of the Stump Family Trust dated February 6, 1992 and that he as such Trustee of the Stump Family Trust dated February 6, 1992, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at SCHAUMBURG, ILLINOIS, this 16 day of June, 2010.

Notary Public

My Commission Expires: 04/19/11

"OFFICIAL SEAL"
CHERYL H. MOORE
Notary Public, State of Illinois
My Commission Expires April 19, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Frank S. Melton
Affiant

Subscribed and sworn to before me this
6th day of February, 2004

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13

Exhibit "A"

Permitted Exceptions

Taxes for the year 2010 and subsequent years, a lien not yet due and payable. Map 131-06-0-G, Parcel 601CO

The Plan of record as set out on Exhibit "B" to the Master Deed, in Book 7076, Page 696, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Master Deed of Burton Hills Village of Ashlawn, record in Book 7076, Page 696, and as amended in Book 7308, Page 859, said Register's Office.

By-Laws of Burton Hills Village of Ashlawn of record in Book 7076, Page 763, said Register's Office.

Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239, said Register's Office.

Declaration of Restrictions of record in Book 6326, Page 588, said Register's Office.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3702, Page 250 and Book 4298, Page 491, Register's Office for &*v28& County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Burton Hills, 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, Book 7076, Page 691 and Book 7146, Page 188, Register's Office for &*v28& County, Tennessee.

Open Space Agreements of record in Book 6470, Page 383, Book 6655, page 47 Book 7147, Page 411 and Book 7147, Page 416, said Register's Office.

All matters shown on the Boundary Plat of record in Book 6250, Page 649 and Revised in Book 6250, page 978, said Register's Office.

Charter of Burton Hills Recreational Association, Inc., of record in Book 6517, Page 505, and amended in Book 6921, Page 216, said Register's Office.

Charter of Burton Hills Recreational Association, Inc., of record in Book 6517, Page 511 and amended in Book 6921, Page 214, said Register's Office.