This Instrument Prepared By Harris A. Gilbert, Attorney, 13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

# WARRANTY DEED

BOOK 6110 PAGE 136

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John Thomas Hicks, Jr., | Commerce Union Bank | 64-12A |
| a single man (NAME) | (NAME) | |
| 836 Little Karen Court | P. O. Box 2546 | 836 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* SIXTY THOUSAND EIGHT HUNDRED TWENTY AND NO/100's ($60,820.00)---------- *Dollars,*

Paid by John Thomas Hicks, Jr.,

receipt and sufficiency of which is hereby acknowledged,

Fox Run Company, Inc., a Tennessee corporation,

has *this day bargained and sold, and* does *hereby transfer and convey unto the said*

John Thomas Hicks, Jr., a single man

*the Grantees herein, their* ~~XXXXXX~~*), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 836, of Fox Run Condominiums, First Revision - Part of Section 2, as of record in Book 5200, page 357, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING part of the property conveyed to FOX RUN COMPANY, INC., by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, of record in Book 6075, page 159, Register's Office for Davidson County, Tennessee and rerecorded in Book 6081, page 541, said Register's Office.

H 6 5 1 7 7

IDENTIF. REFERENCE

AUG 8 12 39 PM '83

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,820.00

Subscribed and sworn to before me, this the 26th day of July 1983

Affiant

My commission expires: 7/21/85
(Affix Seal)

(Notary Public)

This is improved ( ) unimproved ( ) property, known as 836 Little Karen Court, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* SEE RESTRICTIONS ON REVERSE.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.*

*Witness our hands this* 26th *day of* July 19 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOX RUN COMPANY, INC.

BY: Harris A. Gilbert, Secretary
HARRIS A. GILBERT, SECRETARY

08/05 164.53 CHECK

7558

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* _____, *a Notary Public in and for said County and State,*

*the within named bargainor* ...., *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* _____ *Tennessee, this* ..... *day of* ....., *19*....

_____ *Notary Public*

*Commission expires* .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Harris A. Gilbert *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary *of the* Fox Run Company, Inc. *the within named bargainor, a corporation, and that* he *as such* Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 26th *day of* July, *19*83

*Commission expires* July 21, 1984

_____ *Notary Public*

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, page 148, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office; and Second Deed of Correction of record in Book 5936, page 301, said Register's Office; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

**WARRANTY DEED**

FROM

FOX RUN COMPANY, INC.

TO

JOHN THOMAS HICKS, JR.,

a single man.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6110 PAGE 138

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | CO TX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MO TX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 60820.00- CO | |
| | | | 158.08 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 164.58- |
| 7556A06/05/83 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.5 1 7.7

IDENTIF. REFERENCE

AUG 5 12 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 969132