FILE BOX 3

BOOK 7596 PAGE 362

Address New Owner as follows:

Christine S. Turner
430 Lemont Drive
Nashville, Tennessee 37216

Send Tax bills to:

Atlantic Coast Mortgage Co.
3975 University Drive
Fairfax, Virginia 22030

Map-Parcel No:

MAP 61-5-A
PARCEL 9

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), in cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, FOX RIDGE COMPANY, a Tennessee limited partnership, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Christine S. Turner, unmarried (hereinafter called, individually or collectively if more than one, the Grantee), Grantee's heirs and assigns, certain property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Unit No. 28 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 6900, Page 646, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being a portion of the same property conveyed to Alphonse H. Davis, Trustee by Warranty Deed of record in Book 7337, page 248, Register's Office for Davidson County, Tennessee, and conveyed to Fox Ridge Company by Quitclaim Deed from Alphonse H. Davis, Trustee of record in Book 7548, page 910, said Register's Office.

TO HAVE AND TO HOLD said property, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except as otherwise set out herein.

AND GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said property to the said Grantee, and Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except as to those matters set out herein to which this conveyance is subject.

THIS CONVEYANCE is made subject to the following: (1) taxes for the year 1988 and subsequent years; (2) terms and provisions of the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, said Register's Office, and any amendments thereto, and the limitations and conditions imposed by the Horizontal Property Act of the State of Tennessee, T.C.A. Sec. 66-27-101, et. seq., as may be from time to time amended; (3) matters shown on the Plan for Poplar Glen, Phase I, of record in Book 6900, page 646, said Register's Office; (4) any and all zoning regulations, building restrictions, setback lines, if easements and rights-of-way for road and public utilities; and (5) any and all restrictions and easements of record.

WHEREVER USED herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

4 8 1 3 6

IDENTIFI REFERENCE

JUL 12 8 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of June, 1988.

FOX RIDGE COMPANY, a Tennessee Limited Partnership
BY:

FOX RIDGE HOMES, INC.
General Partner
BY:

BY: ALPHONSE H. DAVIS, PRESIDENT

BY: DEBORAH P. BUFORD, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5693 07/12 0101 03CHECK 208.13

Personally appeared before me, the undersigned, a Notary Public for said County and State, Alphonse H. Davis and Deborah P. Buford, with whom I am personally acquainted and who, upon their oath, acknowledged themselves to be President and Vice President of Fox Ridge Homes, Inc., the general partner of Fox Ridge Company, the bargainor, a Tennessee limited partnership, and that they as such President and Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation, the general partner of the limited partnership, by themselves as such President and Vice President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of June, 1988.

NOTARY PUBLIC

My Commission Expires: 7-13-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 61,125.00.

AFFIANT

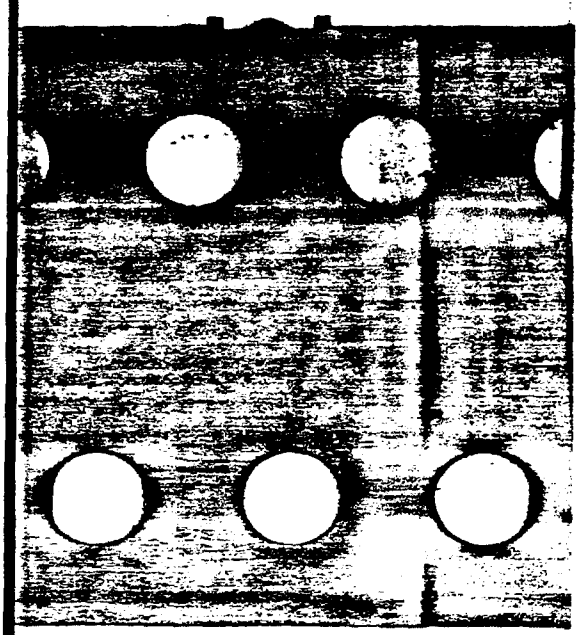
Sworn to and subscribed before me this the 30th day of June, 1988.

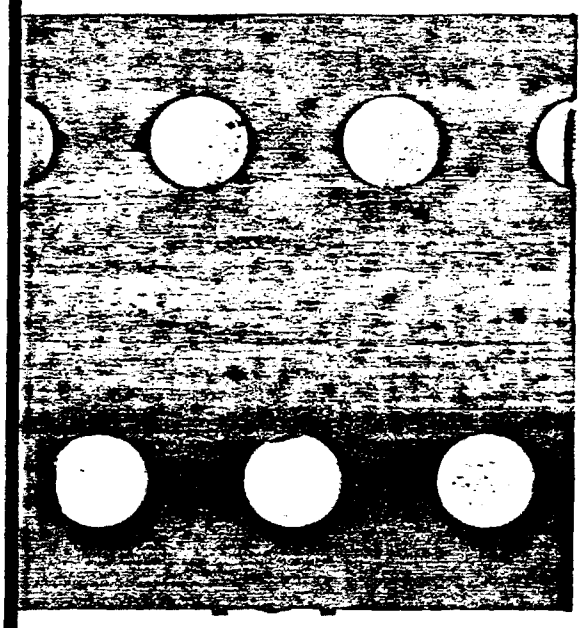
NOTARY PUBLIC

My Commission Expires: 7-13-91

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7596 PAGE 364

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 61125.00 |
| CON TX | 201.63 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 208.13 |
| CHECK | 208.13 |

07/12/88 01 08:25 0001 5693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48136

IDENTIFT REFERENCE

JUL 12 8 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 111533