Box 14

Box 14

BOOK 7669 PAGE 726

| Address New Owner as follows: | Send tax bills to: | Map-Parcel No. |
|---|---|---|
| Brian B. Fullen, et ux<br>403 Lemont Drive<br>Nashville, Tennessee 37216 | Fidelity Federal Savings & Loan<br>401 Union Street<br>Nashville, Tennessee 37219 | P/o 161-19<br>12D2-10700 |

3874 10/04 0101 03CHECK 211.10

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten 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, FOX RIDGE HOMES, INC., hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto BRIAN B. FULLEN and wife, CHRIS L. FULLEN, (hereinafter called Grantee), Grantees 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. 42 as created and established by the Master Deed and By-Laws 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 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase II, of record in Book 6900, Page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 7654, Page 439, said Register's Office, 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 protion of the same property conveyed to C & S Builders, Inc. by deed from Fox Ridge Company, a Tennessee Partnership of record in Book 7562, Page 934, said Register's Office. By instrument of record in Book 7634, Page 226 the name of the Corporation has changed the name to Fox Ridge Homes, Inc.

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 is 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 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 II, of record in Book 6900, Page 764, said Register's Office; (4) any and all zoning regulations, building restrictions, set back lines, if any, easements and rights-of-way for public utilities; and (5) any and all restrictions and easements of reocrd.

WHEREEVER 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.

BOOK 7669 PAGE 727

Grantor: Fox Ridge Homes, Inc.
Grantee: Brian B. Fullen and wife, Chris B. Fullen

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of September, 1988.

FOX RIDGE HOMES, INC.
BY: Alphonse H. Davis
Alphonse H. Davis, President
Deborah P. Buford
Deborah P. Buford, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, Alphonse H. Davis and Deborah P. Buford, with whom I am personally acquainted and who, upon oath acknowledged themselves to be the President and Vice President of Fox Ridge Homes, Inc., the bargainor, a Tennessee Corporation, 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, by themselves as such President and Vice President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 22nd of September, 1989.

Anne H. McKnight
NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE actual consideration or value, whichever is greater, for this transfer is $61,965.00.

Deborah P. Buford
AFFIANT

Sworn to and subscribed before me this the 22nd of September, 1988.

Anne H. McKnight
NOTARY PUBLIC

My Commission Expries: Jan 11, 1992

THIS INSTRUMENT WAS PREPARED BY:

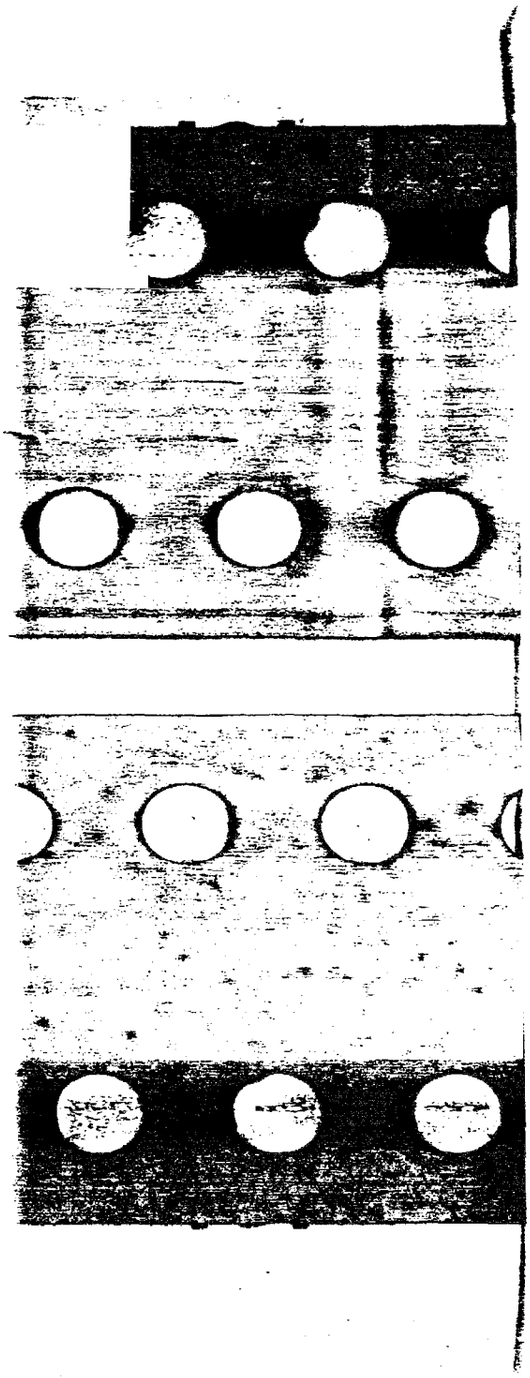
John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, TN 37238

7:3462

IDENTIFICATION REFERENCE

Oct 4 3 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7669 PAGE 728

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 61965.00
MOR TX 204.60
~~PRFEE 0.50~~
~~WDEED 6.00~~
VOID
MOR TX 204.60-
VOID
MAMT 61965.00-
CAMT 61965.00
CON TX 204.60
TOTAL 211.10
CHECK 211.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3462

IDENTIFICATION REFERENCE

OCT 4 3 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

10/04/88 01 15:32 0001 3874

No. 140712