THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

IDENTIFICATION REFERENCE

0751

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Bruce Jeffrey Stahlin et ux 435 Lemont Dr. Nashville, Tn. 37216	Fidelity Federal Savings & Loan 401 Union Street Nashville, TN 37219-1788	Map 61.05 A Parcel 39CD

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RODNEY G. HATFIELD and wife, MOLLIE R. HATFIELD, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BRUCE JEFFREY STAHLIN and wife, TERESA KAY STAHLIN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 111 on Poplar Glen Condominiums, Phase I, of record in Book 6900, page 646, Register's Office for Davidson County, Tennessee, and being a part of Lot 1, Phase 1, Maple Park Subdivision of record in Book 6900, page 567, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Rodney G. Hatfield and wife, Mollie R. Hatfield, by deed from Fox Ridge Company, a Limited Partnership, of record in Book 7557, page 744, said Register's Office.

The current mailing address for said property is: 435 Lemont Dr., Nashville, Tn. 37216.

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 WE, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEES when they become due.

2. Subject to Assumption and Modification Agreement of Deed of Trust executed by Rodney G. Hatfield and wife, Mollie R. Hatfield to Vaden Lackey, Jr., Trustee, of record in Book 7557, page 747, said Register's Office, to secure Fidelity Federal Savings & Loan the payment of one note dated 5/26/88 in the original principal amount of $64,550.00, payable as provided therein, executed this date and to be recorded in the Register's Office for Davidson County, Tennessee.

(3) The Plan of record in Book 6900, page 646, and Book 6900, page 567, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate and certain easements and setback lines.

(4) The premises herein insured 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, 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 interests 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, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Poplar Glen Condominiums, as of record in Book 7534, page 591, said Register's Office; By-Laws of record in Book 7534, page 625, amended in Book 7548, page 612, said Register's Office.

(5) Sanitary Sewer and/or Storm Drainage Easement of record in Book 5129, page 28, and Book 5325, page 322, said Register's Office.

(6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated 1/19/76 of record in Book 4989, page 430, said Register's Office.

(7) Slope and Drainage Easement as set out in Final Judgment in Book 5526, page 854, said Register's Office.

(8) Agreement for Dedication of Easement for Water Mains and Appurtenances, dated 7/29/86, of record in Book 6974, page 989, said Register's Office.

(9) Right-of-way Easement and Sewer Line Easement reserved in Book 6088, page 312, said Register's Office.

(10) Drainage easement and a central access fence as shown on survey by Ragan-Smith-Murphy & Associates, Inc., dated August 22, 1983.

(11) Conveyance of Cross Easements, dated 8/24/87, of record in Book 7337, page 269, said Register's Office.

(12) Storm Water Detention Agreement, dated 7/29/87, of record in Book 7401, page 541, said Register's Office.

(13) Any assessments due to be paid in connection with the condominium association.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 15th day of April, 1991.

"GRANTORS"

RODNEY G. HATFIELD

MOLLIE R. HATFIELD

"GRANTEES"

BRUCE JEFFREY STAHLIN

TERESA KAY STAHLIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY G. HATFIELD and wife, MOLLIE R. HATFIELD, and BRUCE JEFFREY STAHLIN and wife, TERESA KAY STAHLIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of April, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $66,283.05.

Affiant

Sworn to and subscribed before me, this the 15th day of April, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

590 04/18 0101 03 CHECK 225.73

OFFICIAL RECEIPT

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



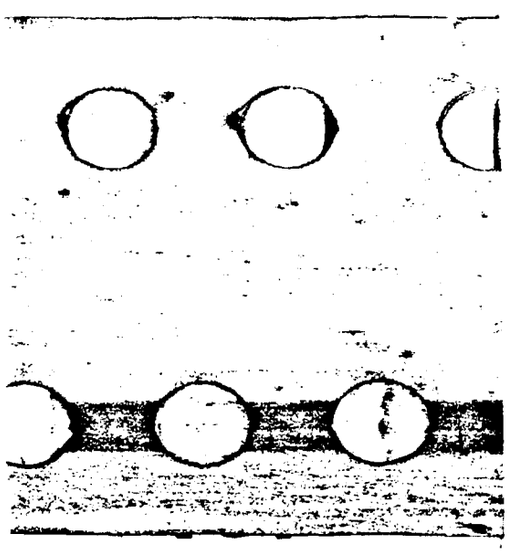
RECEIVED OF _____

FOR _____

BOOK 8332 PAGE 475

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	66283.05
CONTX	218.73
PRFEE	1.00
MDEED	6.00
TOTAL	225.73
CHECK	225.73

04/18/91 01 09:57 0001 5907

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IDENTIF. REFERENCE

APR 18 9 57 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY

No. 413946