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File in Box#14
7880-2

Address New Owner as follows:

KEVIN E. VENABLE, ET UX
440 Lemont Drive
Nashville, TN 37216

Send Tax bills to:

FIDELITY FEDERAL BANK, FSB
401 Union Street
Nashville, TN 37219

Map-Parcel No:

Map 061-05-0-A
Parcel 004CO
FB# 12DZ-96962

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 HOMES, INC.** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Kevin E. Venable and wife, Priscilla H. Venable (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. 23 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 7548, Page 612, 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 C & S Builders, Inc., by Deed from Fox Ridge Company, a Limited Partnership of record in Book 7562, Page 934, Register's Office for Davidson County, Tennessee. By Articles of Amendment of record in Book 7634, Page 226 said Register's Office, the name of the corporation was changed 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 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 1992 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.

92063

IDENTIFICATION REFERENCE

MAR 13 10 22 AM '92

DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of February, 1992.

FOX RIDGE HOMES, INC.
BY:

BY: ALPHONSE H. DAVIS
CHIEF EXECUTIVE OFFICER

BY: DEBORAH P. BUFORD, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, Alsponse H. Davis and Deborah P. Buford, with whom I am personally acquainted and who, upon their oath, acknowledged themselves to be Chief Executive Officer and Vice President of Fox Ridge Homes, Inc., and that they as such Chief Executive Officer 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 Chief Executive Officer and Vice President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,300.00.

AFFIANT

Sworn to and subscribed before me this the 28th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 9/16/95

This instrument was prepared by:

FOX RIDGE HOMES, INC.
5115 MARYLAND WAY #300
BRENTWOOD, TN 37027

5037 03/13 0101 03CHECK 230-11

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8574 PAGE 24

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

CAMT 60300.00
CON TX 223.11
PRFEE 1.00
WDEED 6.00
TOTAL 230.11
CHECK 230.11

03/13/92 01 10:23 0001 6037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 2 0 6 3

IDENTIFICATION REFERENCE

MAR 13 10 22 AM '92

DAVIDSON COUNTY, TN

No. 510471