BOOK 8713 PAGE 940

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

40652

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:

MAXIE C. MACKEY, UNMARRIED
437 Lenmark Dr
Nashville TN 37216

SEND TAX BILLS TO:

UNION PLANTERS NATIONAL BANK
P.O. BOX 3137
MEMPHIS, TN 38173-0137

MAP/PARCEL NUMBER:

MAP 61-5-A, PARCEL 40

AUG 28 2 04 PM '92

DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,572.47.

Maxie C Mackey
AFFIANT

Subscribed and sworn to me, this the 22ND day of AUGUST, 1992.

Linda C. Allen
Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from LACHIA D. WATTS, to VADEN LACKEY, JR., as evidenced by a Deed of Trust of record in Book 7554, page 626, said Register's Office, the liability for which the Grantee hereby expressly assumes and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, LACHIA A. WATTS, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said MAXIE C. MACKEY, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 437 LEMONT DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

LACHIA A. WATTS AND LACHIA D. WATTS are one and the same person.

WITNESS my hand this 22ND day of AUGUST, 1992.

Lachia A. Watts
LACHIA A. WATTS

Maxie C. Mackey
MAXIE C. ~~MACKIE~~ MACKEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LACHIA A. WATTS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22ND day of AUGUST, 1992.

Eleanor C. Lee
notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXIE C. MACKEY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22ND day of AUGUST, 1992.

Eleanor C. Lee
notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Being Unit No. 112 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 the same property conveyed to Lachia A. Watts, unmarried, by Warranty Deed from Fox Ridge Company, a Tennessee limited partnership, of record in Book 7554, page 623, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plan for Poplar Glen, Phase I, of record in Plat Book 6900, page 646, said Register's Office.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws, of record in Book 7534, page 591, as amended in Book 7548, page 612, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8713 PAGE 943

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 51572.47
				CON TX 490.92
				ERR CO
				CON TX 490.92-
				CON TX 190.92
				PRFEE 1.00
				WDEED 12.00
				TOTAL 203.92
				CHECK 203.92
			08/28/92 01	14:06 0001 5010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4065.2

IDENTIFICATION REFERENCE

AUG 28 2 04 PM '92

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564734