This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9231 PAGE 144

ADDRESS NEW OWNER:
Margaret A. Rayburn
106 Saddle Tree Drive
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Bank & Trust
1691 No. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP AND PARCEL:
MAP 64-12A
PARCEL 106
4D 89537

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Floyd R. Taylor, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margaret A. Rayburn, Unmarried , hereinafter called 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 unit in Davidson County, Tennessee, described as follows: Unit No. 106, in a Horizontal Property Regime as shown on the condominium site plan of Fox Run, Section One, as of record in Book 5200, Page 89, in the Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Floyd R. Taylor , by deed from James A. Knost and wife, Deborah B. Knost of record in Book 5871, Page 623, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run, as of record in Book 5200, Page 89, and Master Deed of record in Book 4956, Page 582, and Book 5535, Page 713, corrected in Book 5895, Page 516, Book 5936, Page 301, amended in Book 6370, Page 817, Book 8510, Page 92, and Book 8510, Page 95, said Register's Office.

Subject to the By-Laws, undertakings, provisions, requirements, restrictions, easements, rights and interest, burdens and assessments of the Fox Run Homeowner's Association of which the Articles of Incorporation are of record in Book 4956, Page 590, amended in Book 5174, Page 609, Book 5896, Page 1, Book 5548, Page 852, Book 8510, Page 100, and Book 5564, Page 582, said Register's Office.

Subject to Charter of record in Book 5208, Page 188, Register's Office, Davidson County, Tennessee.

This is improved property known as 106 Saddle Tree, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret A. Rayburn, Unmarried, their heirs and assigns, forever; and we, Floyd R. Taylor, Unmarried 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 the same is unencumbered unless otherwise herein set out; and we 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of January, 1994.

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Floyd R. Taylor

3891 01/27 0101 03CHECK 241.73

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Floyd R. Taylor, Unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, TN, this the 14th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 5.1.94

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 62,900.00.

AFFIANT

Subscribed and sworn to before me this 12th day of January, 1994.

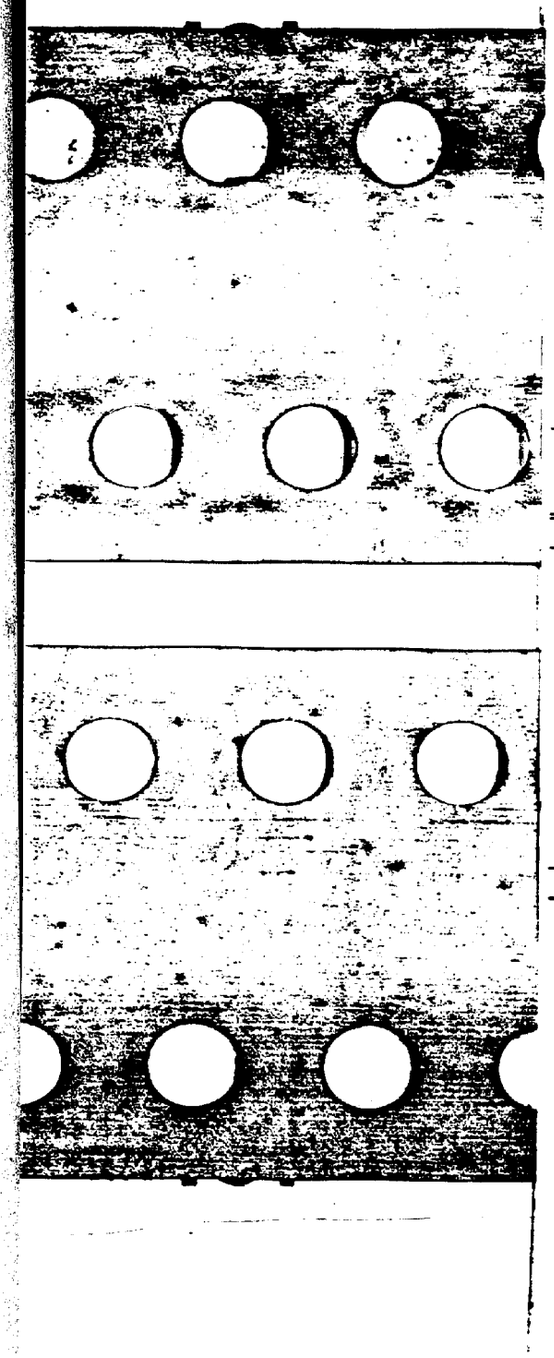
NOTARY PUBLIC
My Commission Expires: 5/1/94

LOUISE N. SYNES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MAIL ENV.

94 JAN 27 AM 9:32
FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN.

11482
IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

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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 62900.00
				CON TX 232.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 241.73
				CHECK 241.73
			01/27/94 01	09:33 0001 3891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11482
IDENTIF. ↑ REFERENCE

94 JAN 27 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749824