This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9651 PG 3

ADDRESS NEW OWNER:
Robert E. Lee Sr. and Christine S. Lee
138 Saddle Tree Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Hermitage, Tennessee 37076

MAP AND PARCEL:
Map 64-12
Group A
Parcel 138CO

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, **Fox Run Homeowners Association**, being on and the same entity as **Fox Run Homeowners Association, Inc.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert E. Lee Sr. and wife, Christine S. Lee**, 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:

> Being a certain building identified as Property Map No. 138 as shown on the Plan of Fox Run Section 1 (a condominium), of record in Book 4860, page 52, in the Register's Office for Davidson County, Tennessee, and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsburg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171, page 915, said Register's Office, and further being the property conveyed to Richard Lewis Paige and wife, Judy H. Paige, by deed from Harris A. Gilbert, Trustee, and Norman W. Ginsburg, Trustee, being of record in Book 5306, page 806, said Register's Office. Being the same property conveyed to Judy H. Paige, by Quitclaim deed from Carol L. McCoy, Trustee, of record in Book 5651, page 564, R.O.D.C., this transfer subject to Plan of record in Book 4860, page 52, R.O.D.C. and all easements and restrictions and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run (Section 1) of record in Book 4956, page 582, and By-laws of Fox Run Section 1 (a condominium) appended thereto of record in Book 4956, page 590, as amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, and Book 5896, page 51, R.O.D.C.
>
> Being the same property conveyed to Fox Run Homeowners Association by deed from Judy H. Paige Swinney and husband, Robert Swinney, dated February 1, 1984, as of record in Book 6225, page 429, Register's Office for Davidson County, Tennessee.

This is improved property known as 138 Saddle Tree Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4860, page 52, said Register's Office, all as depicted on said plat to which reference is hereby made.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantees.

This conveyance is specifically made subject to all easements and restrictions and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run (Section 1) of record in Book 4956, page 582; Register's office for Davidson County, Tennessee; and in the By-laws of Fox Run Section 1 (a condominium) appended thereto, as of record in Book 4956, page 590, said Register's Office; and in the amendments thereto, of record in Book 5174, page 609; Book 5548, page 852; Book 5564, page 582; Book 5896, page 1 or 51; and in Book 8510, page 100, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Lee Sr. and wife, Christine S. Lee, their heirs and assigns, forever; and Fox Run Homeowners Association, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 hand this the 19th day of April, 1995.

Fox Run Homeowners Association, Inc.

By: Jesse C. Mangrum, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jesse C. Mangrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the **Fox Run Homeowners Association, Inc.** the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 19th day of April, 1995.

Patricia M. Swirk
NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

Robert E. Lee
AFFIANT

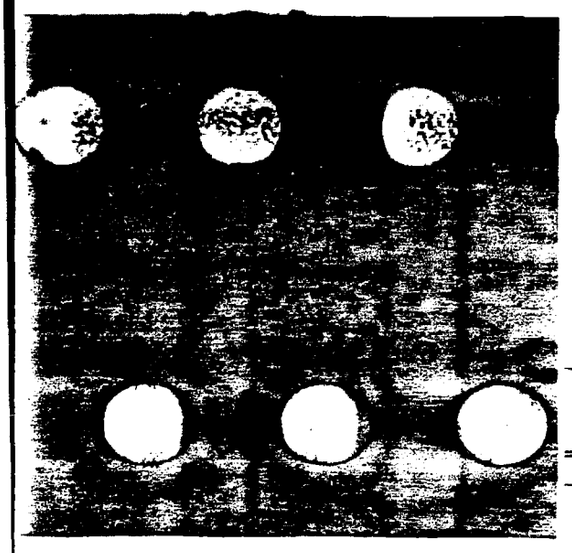
Subscribed and sworn to before me
this 19th day of April, 1995.

Patricia M. Swirk
NOTARY PUBLIC
My Commission Expires: February 3, 1997

53479
IDENTIFICATION REFERENCE

95 APR 21 AM 8:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2996 04/21 0101 03CHECK 327.50



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

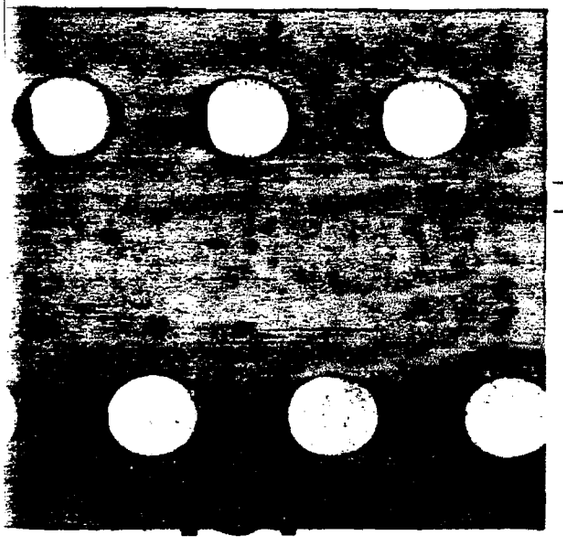
RECEIVED OF _____

FOR _____

BOOK 9651 PG 6

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 327.50

04/21/95 01 08:22 0001 2996

53479
IDENTIF. A REFERENCE

95 APR 21 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 902457