BOOK 10148 PG 360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000/00

William A. Vernich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: November 30, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Vernich (NAME)	SAME (NAME)	MAP 64-12A
624 Weatherbeaten Place (ADDRESS)	(ADDRESS)	PARCEL 624
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barry L. Wertz and wife, Nancy O. Wertz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Vernich and wife, Carolyn A. Vernich

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:

Land in Davidson County, Tennessee, being Unit No. 624 of Fox Run Condominiums, Second Revision, part of Section 2, and First Revision, part of Section 1, as of record in Plan Book 6250, page 118, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Barry L. Wertz and wife Nance O. Wertz by deed from Marsha Marucci, an unmarried person of record in Book 9505, page 206, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following:

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

Plan of record in Book 6250 page 118 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

The premises herein insured is a condominium apartment established pursuant to

CONTINUED

unimproved ( )
This is improved (X) property, known as 624 Weatherbeaten Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 22nd day of July, 19 96

Barry L. Wertz by Nancy O. Wertz
Barry L. Wertz

Nancy O. Wertz
Nancy O. Wertz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Barry L. Wertz and wife~~, Nancy O. Wertz

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 22nd day of July, 19 96.

Commission expires November 30, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county, Nancy O. Wertz, who proved herself to be the attorney in fact of Barry L. Wertz, and who being authorized to do so acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22 day of July, 1996

Notary Public

My Commission expires: 11-30-97

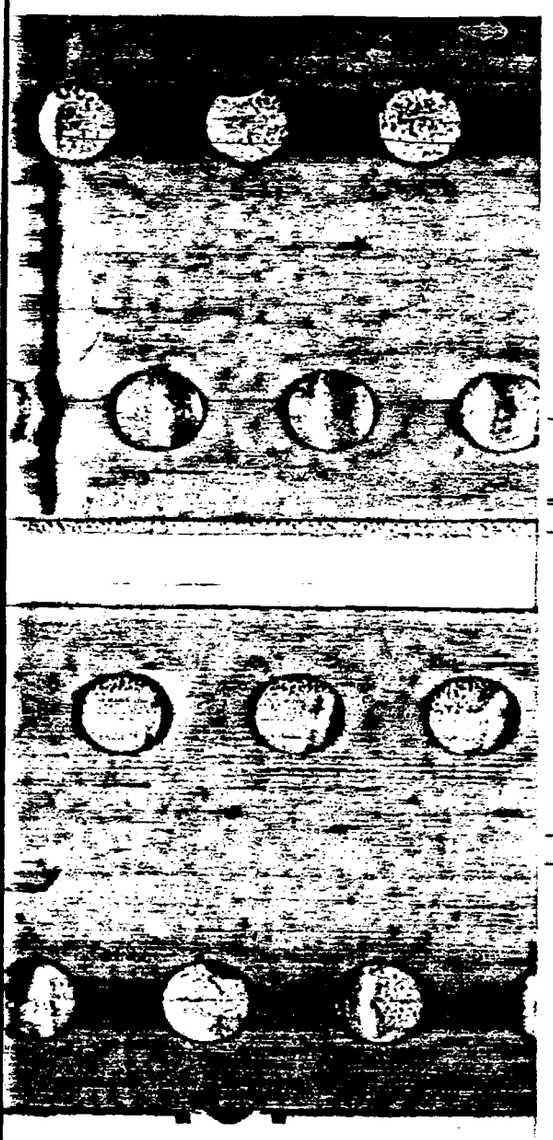
DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE DAVIDSON CO.

LEGAL DESCRIPTION CONTINUATION

the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to 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 Fox Run Condominiums of record in Book 5535 page 713 , as corrected in Book 5895, page 516 and Book 5936, page 301 and amended in Book 6370, page 817, said Register's Office.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

02118896
IDENTIFICATION REFERENCE
96 AUG -7 AM 8:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
4191 08/07 0101 03CHECK 438.50



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

RECEIVED OF _____

FOR _____

BOOK 10148 PG 363

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
				CAM1
				115000.00
				CON TX 425.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 438.50
				CHECK 438.50
08/07/96		01		08:51 0001 4191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111896
IDENTIF. ↑ REFERENCE

96 AUG -7 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1016796