2

BOOK 10291 PG 481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,525.00

Richard G. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF December 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD G. BATES	FIRST REPUBLIC MORTGAGE CORP.	141-6-A-46CO
(NAME)	(NAME)	
7729 POPLAR RIDGE DRIVE	3212 WEST END AVENUE, SUITE 500	09D-82972
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	NASHVILLE, TN 37203	
(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, KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD G. BATES AND WIFE, ANGELA D. BATES

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 Lot No. 39, on the Plan of SECTION FOUR, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 119, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to KARL E. HAURY, JR., by Quitclaim Deed from Sunflower Properties, A Tennessee General Partnership, of record in Book 9977, page 200, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of SECTION FOUR, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, said areas are set forth and defined in Restrictions of record in Book 8113, page 105; By-Laws of record in Book 8113, page 116; and Charter of record in Book 8232, page 501; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

JUDY B. HAURY, wife of KARL E. HAURY, JR., joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of JUDY B. HAURY, by KARL E. HAURY, JR.,

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7729 POPLAR RIDGE DRIVE, NASHVILLE, TN 37221
(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 12th day of December 19 96

Karl E. Haury Jr.
KARL E. HAURY, JR.
JUDY B. HAURY
By: Judy B. Haury by Karl E. Haury Jr. Attorney in Fact
KARL E. HAURY, JR., ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARL E. HAURY, JR.

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 12th day of December, 19 96.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book 10009, page 391, Register's Office for DAVIDSON County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated November 22, 1996, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARL E. HAURY, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of JUDY B. HAURY, as her Attorney-in-Fact, as the free act and deed of the within named JUDY B. HAURY.

WITNESS my hand and official seal at Nashville, Tennessee, this 12TH day of DECEMBER, 1996.

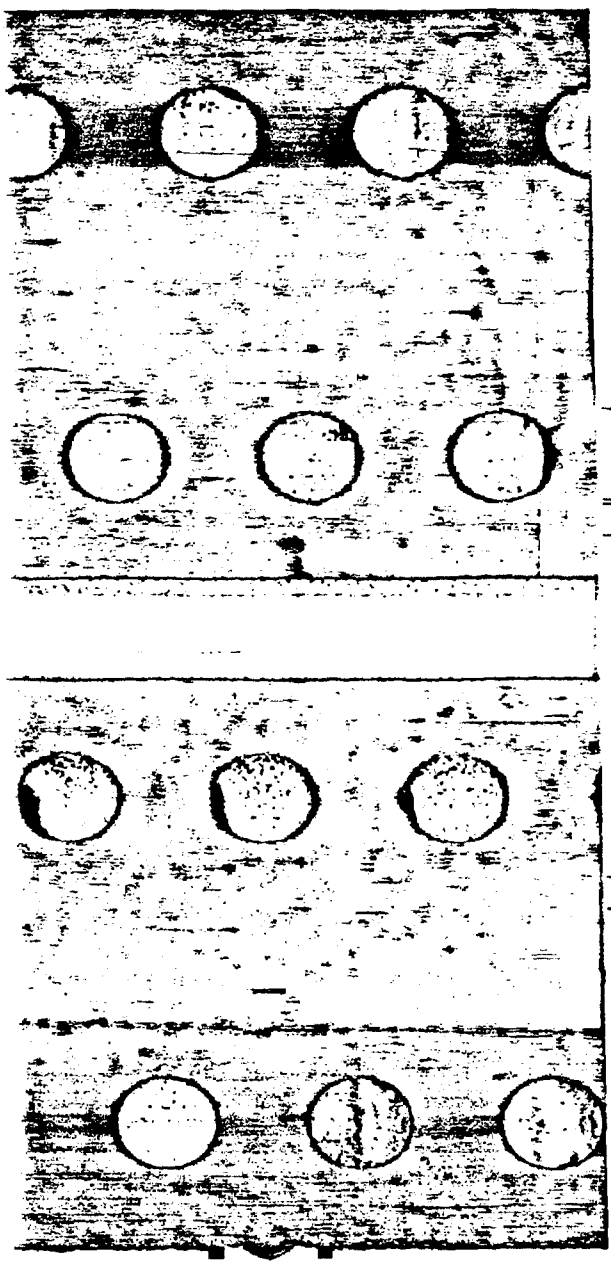
My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

0256120
IDENTIF. ↑ REFERENCE

96 DEC 16 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6017 12/16 0101 03CHECK 451.25



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
119525.00
CON TX 442.25
PRFEE 1.00
WDEED 8.00
TOTAL 451.25
CHECK 451.25
12/16/96 01 12:49 0001 6017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256120
IDENTIF. & REFERENCE

96 DEC 16 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098629