BOOK 10577 PG 17

22

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**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 |
|---|---|---|
| ROBERT C. LEFFLER (NAME) | CTX MORTGAGE COMPANY (NAME) | 141-6-A-51CO |
| 804 POPLAR RIDGE COURT (ADDRESS) | P. O. BOX 199000 (ADDRESS) | 09D-82977 |
| NASHVILLE, TN 37221 (CITY) (STATE) (ZIP) | DALLAS, TX 75219 (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 ROBERT C. LEFFLER AND LILY M. LEFFLER

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. 71, 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 804 POPLAR RIDGE COURT, 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 18th day of August 19 97

KARL E. HAURY, JR.

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

BOOK 10577 PG 18

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 18th day of August, 1997.

Commission expires May 27, 2001

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 August 12, 1997, 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 18TH day of AUGUST, 1997.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

0339827
IDENTIF. & REFERENCE
97 AUG 21 PM 1:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
52B1 08/21 0101 03CHECK 47.2[illegible]

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

RECEIVED OF _____

FOR _____

BOOK 10577 PG 19

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CHRT | |
| | 121150.00 |
| CON TX | 448.26 |
| PRFEE | 1.00 |
| MISC | 8.00 |
| TOTAL | 457.26 |
| CHECK | 457.26 |

08/21/97 01 13:21 0001 9281

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0339827
IDENTIF. & REFERENCE

97 AUG 21 PM 1:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 118917