File: Box 9B
First Title and Escrow Company, Inc.

No.: 15348

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS BY:
JASON S. MANGRUM
STALLINGS, HAMILTON & FOX, P.C.
Legal Professional Corporation
225 East Market Street
Lebanon, Tennessee 37087
615/444-4350

BOOK 10825 PG 123

TAX MAP NO. 116; PARCEL NO. 157; GROUP 3-B ___ CIVIL DISTRICT
ADDRESS NEW OWNER: 4505 Harding Road, Unit 157, Nashville, TN 37205
ADDRESS MORTGAGEE: 1400 Eighth Avenue South, Nashville, TN 37203
SEND TAX BILL TO: CUCORP, INC.
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED
SURVEYOR: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, I, CHRISTOPHER R. FOX, single, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto KENDALL J. MOFFAT, ~~her heirs and~~ unmarried assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in the 1st Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 157 on the Plan of Royal Oaks Apartments, of record in Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, page 972, said Register's Office.
>
> Being the same property conveyed to Christopher R. Fox, single, by deed from John Burks and wife, Michelle Haley Burks, of record in Book 9440, page 930, said Register's Office.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said KENDALL J. MOFFAT, her heirs and assigns, in fee simple forever.

I COVENANT with said grantee that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as herein provided; and that I will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

98 MAR -5 PM 2:24

0408416

IDENTIF. ➔ REFERENCE

1595 03/05 0101 CKCHECK

THIS CONVEYANCE SUBJECT to the following:

1. All matters appearing on the Plan of Record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee.

2 Covenants, Conditions, Restrictions, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for 4505 Harding Road Homeowners' Association, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

REAL PROPERTY TAXES for the current year shall be prorated between the grantor and the grantee as of date of deed. Any real property taxes which may be owing for prior years shall be paid by grantor.

BOOK 10825 PG 124

POSSESSION shall be given on date of deed.

WITNESS MY HAND HERETO, this 27th day of February 1998.

CHRISTOPHER R. FOX, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named CHRISTOPHER R. FOX, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 27th day of February 1998.

NOTARY PUBLIC

GERALD G PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85500.00

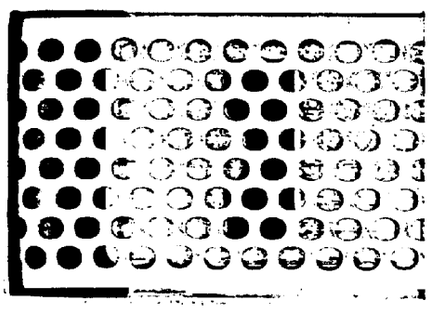
AFFIANT

Subscribed and sworn to before me, this 27th day of February, 1998.

NOTARY PUBLIC

GERALD G PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
9/18/99



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

RECEIVED OF _____

FOR _____

BOOK 10825 PG 125

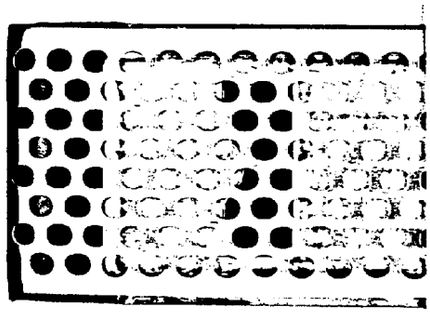
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT 85500.00
CON TX 316.35
PRFEE 1.00
[illegible] 2.00
[illegible] .25
CHECK 325.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/98 01 14:23 0001 1595



0408416
IDENTIF. ← REFERENCE
98 MAR -5 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1262015