22

BOOK 10851 PG 370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,592.00

Julene K. Fountain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(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
JULENE K. FOUNTAIN (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	141-6-A-65CO
7756 POPLAR RIDGE DRIVE (ADDRESS)	3212 WEST END AVENUE, SUITE 500 (ADDRESS)	09D-83612
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (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 JULENE K. FOUNTAIN, UNMARRIED

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. 63, on the FIRST REVISION, FINAL PLAT, SECTION FIVE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 385, 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 10328, page 259, 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 FIRST REVISION, SECTION FIVE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, said areas are set forth and defined in Restrictions of record in Book 8113, page 105; Book 10322, page 76; and Book 10370, page 333; 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.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7756 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 17th day of March, 19 98

KARL E. HAURY, JR.
By: Karl E. Haury, Jr. by Mickie Davis
MICKIE DAVIS, ATTORNEY-IN-FACT
JUDY B. HAURY
By: Judy B. Haury by Mickie Davis
MICKIE DAVIS, ATTORNEY-IN-FACT

BOOK 10851 PG 371

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

*** LEGAL DESCRIPTION CONTINUATION

This instrument is executed on behalf of KARL E. HAURY AND WIFE, JUDY B. HAURY, by MICKIE DAVIS, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated March 13, 1998, made by:
LESLIE FLOWERS, License No. 1659
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 MICKIE DAVIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY, as their Attorney-in-Fact, as the free act and deed of the within named KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY.

WITNESS my hand and official seal at Nashville, Tennessee, this 17TH day of MARCH, 1998.

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 05/27/2001

041 6050
IDENTIFICATION REFERENCE

98 MAR 24 PM 2:30

9963 03/24 0101 03CHECK 429.29

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

RECEIVED OF _____

FOR _____

BOOK 10851 PG 372

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
113592.00
CON TX 420.29
PRFEE 1.00
WDEED 8.00
TOTAL 429.29
CHECK 429.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/24/98 01 14:29 0001 9963

0416050
IDENTIF. & REFERENCE

98 MAR 24 PM 2:30

DAVIDSON CO. TN.

No. 1270287