Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1447

BOOK 10956 PG 432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Felipe D. Roman, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra M. Fultz, , unmarried** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Certain interest in land in Davidson County, Tennessee, described as Unit No. 3 Linmar Place, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6892, Page 724, as amended in Book 7213, Page 129, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements, appurtenant to said units as set forth in said Master Deed and By-Laws for a more complete identification and description of such unit.

Being the same property conveyed to Felipe D. Roman by deed from Keith M. Garstin, unmarried of record in Book 8618, Page 232, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2709 Linmar Place Avenue, #3, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of May, 1998

Felipe de Jesus Roman

Felipe D. Roman

4454 06/02 0101 03CHECK 434.50

98 JUN-2 AM 11:04

0444653

IDENTIFICATION REFERENCE

State of Tennessee)
County of Davidson)

BOOK 10956 PG 433

On this the 29th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Felipe D. Roman and** , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$115,000.00**.

Debra M Fultz
Affiant

Sworn and subscribed before me on this the 29th day of May, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Debra M. Fultz

2709 Linmar Place Avenue, #3
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
104-14-C-3CO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10956 PG 434

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

CAMT 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/02/98 01 11:06:00 0001 4454

0044653
IDENTIF. & REFERENCE
98 JUN -2 AM 11:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1300387