WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Brenda J. Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 19 98

A. SCOTT HURT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: 7/21/2001
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda J. Haynes	First Union Mortgage Corporation	MAP 61-5-A
(NAME)	(NAME)	
428 Lemont Drive	1100 Corporate Center Drive	PARCEL 10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Raleigh, NC 27607	
(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, Yolonda D. Braden, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda J. Haynes, 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 Unit No. 29 as created and established by the Master Deed and By-Laws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's office for Davidson County, Tennessee, as amended by Amendment of record in Book 6900, page 646, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, page 646, Register's Office for Davdison County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Commmon Elements allocated to said Unit as set forth in said Master Deed and By-Laws may be from time to time amended as provided therein.

Being the same property conveyed to Yolonda D. Braden, unmarried, by deed from Fox Ridge Company, of record in Book 7596, page 372, Register's Office of Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County taxes and any subsequent years; Provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisons and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and

CONTINUED **SEE PAGE 2

unimproved ( )
This is improved (X) property, known as 428 Lemont Drive, Nashville, TN 37216
(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 my hand this 4th day of November 19 98

Yolonda D. Braden

Yolonda D. Braden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yolonda D. Braden, unmarried

the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 21 day of March 2001.

Commission expires 3/21/2001

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Poplar Glen, of record in Book 7534, page 591, as amended in Book 7548, page 612, and Book 7733, page 880, and Book 7734, page 478; Easements in Book 4989, page 430, Book 5129, page 28, Book 5325, page 322, Book 8036, page 209; Deeds of Conveyance to Metropolitan Government in Book 7893, page 374, Book 7893, page 439; Subject to all matters shown on the Plan of record in Book 6900, page 646, as amended in Book 7572, page 609, all in the Register's Office for Davidson County, Tennessee.

051157
IDENTIF. ↑ REFERENCE
98 NOV 12 AM 8:54
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
5975 11/12 0101 03CHECK 288.50

OFFICIAL RECEIPT

FELIX Z. WILSON. II

REGISTER OF DAVIDSON COUNTY
NASHVILLE. TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11201 PAGE 395

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 288.50
				CHECK 288.50
			11/12/98 01	08:53 0001 5975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 12 AM 8:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05115 77
IDENTIF. # REFERENCE

No. 1371085