Instr:200004250041085 Page: 1 OF 2
REC'D FOR REC 04/25/2000 3:10:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $301.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,350.00.

Marianne P Coleman
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of April, 2000.

Lea Ann Kelly
Notary Public

LEA ANN KELLY NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paulette Redmond
402 Lemont Drive
Nashville, TN 37216

SEND TAX BILLS TO:
SunTrust Bank
PO Box 57028
Irvine, CA 92619-7028

MAP-PARCEL NUMBERS:
061-05-0-A-021.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin L. Locklar, an unmarried person,** hereinafter referred to as Grantors, hereby transfers and conveys to **Paulette Redmond, an unmarried person,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 40 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 7548, page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase II, of record in Book 6900, page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7654, page 439, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

BEING the same property conveyed to Kevin L. Locklar, an unmarried person, by deed from Dana Roberts and husband, Dennis Ray Roberts, as of record in Book 10839, page 422, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 764, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8036, Page 175, and Book 7572, page 609, Register's Office for Davidson County, Tennessee.

Any lien for Homeowner's Association Dues, if any.

Master Deed of record in Book 7534, page 591, as amended in Book 7548, page 612, Book 7564, page 439, and By-Laws of record in Book 7534, page 625, said Register's Office.

Articles of Incorporation for Homeowner's Association as of record in Book 8069, page 166, and Book 8189, page 674, said Register's Office.

Quitclaim for common area as of record in Book 8181, page 776, said Register's Office.

Easements of record in Book 7337, page 269, Book 5526, page 854, Book 4989, page 430, Book 8036, page 209, Book 5129, page 28, Book 5325, page 322 and Book 6974, page 989, said Register's Office.

Agreement of record in Book 6088, page 308, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 402 Lemont Drive, Nashville, TN 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of April, 2000.

Kevin L. Locklar

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 Kevin L. Locklar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2000.

Notary Public

11-18-01
My Commission Expires

LEA ANN KELLY NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO.

01587-BP