WARRANTY DEED

FILE BOX 5

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Janice H. Polk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 2000

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3/24/01

(AFFIX SEAL)

Instr:200007070067528 Page: 1 OF 2
REC'D FOR REC 07/07/2000 1:48:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $407.00

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice H. Polk	Mortgage Investors Group	64-12-A 230.00CO
(NAME)	(NAME)	
230 Harpers Mill Court	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(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, James P. Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice H. Polk, 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:

A certain condominium apartment in Davidson County, TN, described as Unit 230 Sect. One, Fox Run, a Condominium, a Horizontal Property Regime, located on Harpers Mill Court, Davidson County, TN, as shown on the plat of Section One, Fox Run, Condominiums Apartments, recorded in Plat Book 4860, page 52, said Register's Office, and described in a Master Deed recorded in Book 4956, page 582, as amended in Book 8510, page 92, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Section One, Fox Run Condominium Apartments contained in the Master Deed recorded in Book 4956, page 582, as amended in Book 8510, page 92, and By-Laws recorded in Book 4956, page 590, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, Book 5896, page 1, and Book 8510, page 100, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James P. Powers, by deed from Dorothy J. Mize, of record in Book 6957, page 828, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 4956, page 582, as amended in Book 8510, page 92; By-Laws of record in Book 4956, page 590, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, Book 5896, page 1, and Book 8510, page 100; Charter of Fox Run Condominium Association of record in Book 5208, page 188; all in the Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 230 Harpers Mill Court, Hermitage, TN 37076
(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 29th day of June, 2000

James P. Powers

Royda L. Powers

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 James P. Powers and Royda L. Powers

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2000.

Commission expires 9/23/2002

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Commission Expires September 23, 2000

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 _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Royda L. Powers joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of James P. Powers.