Instr:200007250073498 Page: 1 OF 3
REC'D FOR REC 07/25/2000 2:43:44PM
RECORD FEE: $15.00
1. TAX: $0.00 T. TAX: $469.90

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Jean H. Huber 314 Rembrandt Drive Old Hickory, TN 37138	New Owner Jean H. Huber 716 Blue Brick Drive Hermitage, TN 37076	64-12A-716 4D 89627

FOR AND IN 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,

Lois B. McReynolds, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jean H. Huber, 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 the of Davidson County, Tennessee, being Unit No. 716 of Fox Run Condominiums, Second Revision-Part of Section 2 and First Revision-Part of Section 1, a Horizontal Property Regime located on the plat of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interest in favor of other unit owners and all sewer, water, utility and telephone easements now or hereafter established over through or upon the land embracing the regime and building thereon, and also including without limitations all conditions covenants, restrictions and other undertakings contained in the Master Deed establishing the Horizontal Property Regime for Fox Run Condominiums of record in Book 5535, Page 713 & by Deed of Correction of record in Book 5895, Page 516 & Second Deed of Correction of record in Book 5936, Page 301, and amended by Deed of Amendment to Master Deed of record in Book 6370, Page 817 & Register's Office for Davidson, Tennessee.

Being the same property conveyed to Samuel A. McReynolds and wife, Lois B. McReynolds by Deed of record in Book 6514, Page 379, Register's Office for Davidson, County, Tennessee.

The Said Samuel A. McReynolds having since died on November 26, 1991 in Davidson County, Tennessee.

Reference is hereby made to the Power of Attorney of Lois B. McReynolds, being recorded simultaneously herewith.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 716 Blue Brick Drive Hermitage, TN 37076

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 HANDS THIS 21st day of July, 2000

Lois B. McReynolds
Patricia M. Smith, Atty-in-Fact

Lois B. McReynolds
Patricia M. Smith

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, Patricia M. Smith, IN HIS/HER CAPACITY AS Attorney in Fact WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE Attorney in Fact OF THE MAKER AND IS AUTHROIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 21st day of July, 2000.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2000.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 08/24/03

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Lois B. McReynolds, unmarried

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 21st day of July, 2000

Patricia M. Smith

Patricia M. Smith

SWORN to and subscribed before me, this 21st day of July, 2000

Notary Public K. J. Shelton

My Commission Expires: August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.