This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 141-06-0-A-055.00

Davidson County DEEDWARR
Recvd: 02/14/01 14:15 2pgs
Fees:11.00 Taxes:495.80

20010214-0014323

Send Tax Statements To: North American Mtg. Co. 3883 Airway Dr. Santa Rosa, CA 95403

Name/Address New Owner: Lance Fossick, et al 7124 Poplar Ridge Dr. Nashville, TN 37221

Name of Mortgagee: North American Mtg Co.

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, GREGORY ROBBLE, a married person, have bargained and sold and by these presents do transfer and convey unto LANCE M. FOSSICK, AN UNMARRIED MAN and SHELLIE M. SKELTON, AN UNMARRIED FEMALE, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75, on the Plat of SECTION FOUR, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, of record in Book 9700, page 119, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory Robble by deed from Robert N. Cordell and wife, Pamela J. Cordell, of record in Book 11216, page 893, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2001 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Section Four, Poplar Ridge, of record in Plat Book 9700, page 119, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 8113, page 105, Register's Office of Davidson County, Tennessee.

4. By-Laws of Poplar Ridge Homeowners' Association of record in Book 8113, page 116, Register's Office of Davidson County, Tennessee.

5. Charter for the Poplar Ridge Homeowners' Association of record in Book 8232, page 501, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

LISA H. ROBBLE, wife of GREGORY ROBBLE joins in the execution of this instrument to convey any right, title or interest she may have in the real estate by virtue of her marriage to GREGORY ROBBLE.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 12th day of February, 2001.

GREGORY ROBBLE

LISA H. ROBBLE

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 GREGORY ROBBLE, a married person, the bargainors, with whom I am personally acquainted (or proved to me on the basis of ~~satisfactory~~ evidence), and who acknowledged that GREGORY ROBBLE and wife, LISA H. ROBBLE, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 12th day of February, 2001.

My Commission Expires:
July 24, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $134,000.00.

Affiant

Sworn to and subscribed before me on this the 12th day of February, 2001.

My Commission Expires:
July 24, 2004

Notary Public