# WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires JULY 24, [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Connie E. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Connie Ervin Brown (NAME) | Franklin American Mortgage (NAME) | 61-5A-92C0 |
| 632 Poplar Place (ADDRESS) | 501 Corporate Centre Drive, #400 (ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (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, Rita Wronski, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie Ervin Brown, an unmarried man

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:

Being Unit No. 81, Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, Pgae 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rita Wronski, an unmarried woman by deed from Fox Ridge Homes, Inc. of record in Book 9968, page 44, Register's Office, Davidson County, Tennessee.

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

Covenants, conditions and restrictions contained in the Master Deed for Poplar Glen Condominiums recorded in Book 7534, page 591; Book 7548, page 612; Book 8036, page 175 and Book 8679, page 984, said Register's Office.

Conveyance of Cross Easements of record in Book 7337, page 269, said Register's office.

Sewer/Storm drainage easement of record in Book 4989, page 430, said Register's Office.

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

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5129, page 28 and Book 5325, page 322, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 632 Poplar Place, 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 22nd day of August, 2001

Rita Wronski
Rita Wronski

Davidson County DEEDWARR
Recvd: 08/28/01 08:42 2pgs
Fees:13.00 Taxes:305.25

20010828-0092765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita Wronski, an unmarried woman

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 Goodlettsville, Tennessee, this 22nd day of August, 2001.

Commission expires _____

Notary Public

My Commission Expires JULY 24, 2004

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