STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of March, 2002.

Notary Public

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-18-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 03/21/02 11:14 3pgs
Fees:18.00 Taxes:273.80
20020321-0034869

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steve B. Saunders
412 Summit Ridge Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-5-B-412

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, **Jason Poling and wife, Charlotte Armour Poling (previously known as Charlotte M. Armour)** hereinafter referred to as Grantors, hereby transfers and conveys to **Steve B. Saunders, an unmarried man** 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:

Land in Davidson County, Tennessee being Unit No. 412 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlotte M. Armour, an unmarried person, (now known as Charlotte Armour Poling) by deed from Joe D. Gray and wife, Harriette D. Gray of record in Book 10803, page 804, said Register's Office .

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.

The Plan of Four Seasons Condominium set forth as Exhibit D to the Master Deed of record in Plat Book 6841, Page 390-397, Register's Office for Davidson County, Tennessee.

Easement of record in book 7776, page 899, said Register's Office .

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 5271, page 430, said Register's Office.

Public Utility Easement "A" of record in Book 5158, page 851, said Register's Office.

Ingress-Egress Easement and Public Utility easement "B" of record in Book 5158, page 851, said Register's Office.

Easement Agreement of record in Book 6869, page 162, as re-recorded in Book 6870, page 966, said Register's Office.

Easement for ingress, egress and regress to and from Hillsboro Road, over upon and across, of record in Book 6869, page 157, said Register's Office.

Easement Agreement for Ingress and Egress of record in Instrument No. 20010912-0099679, said Register's Office.

Easement of record in Book 5158, page 230, said Register's Office.

Master Deed of record in Book 6841, page 349, as amended in book 6847, page 122, said Register's Office.

By-Laws of record in Book 6841, page 376, said Register's Office.

Affordability Restriction Agreement and Right of First Refusal of record in Book 10797, page 693, said Register's Office .

All Terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, page 503, said Register's Office.

All terms, conditions and obligations contained in the Warranty Deed dated May 30, 1974, of record in Book 4821, page 20, said Register's Office.

Engineer's Report of record in Book 6847, page 125, said Register's Office.

County and/or City taxes for the year 2002, 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 412 Summit Ridge Place, Nashville, Tennessee 37215.

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.

Jason Poling joins in this transaction to convey any and all interest he may have said property.

Witness my hand this 18th day of March, 2002.

Jason Poling

Charlotte Armour Poling

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 Jason Poling and wife, Charlotte Armour Poling, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2002.

Notary Public

My Commission Expires 10-18-04

