Davidson County DEEDWARR
Recvd: 05/29/02 13:11 3pgs
Fees:18.00 Taxes:192.40
20020529-0065059

NEW OWNER:

EDWARD D. FUGUA
1003 PATIO DRIVE
DONELSON, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 02-0559

Map-Parcel Numbers: 108-03-0-A/012.00 Field Book 3D 89091

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of **FIFTY TWO THOUSAND and 00/100 Dollars ($52,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ESTATE OF DOUGLAS JOHN CRAMNER, SR., WILLIAM D. ROBINSON, CO-ADMINISTRATOR and JULIE R. ROWLAND, CO-ADMINISTRATOR** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **EDWARD D. FUQUA, a single person,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, Being Unit 12, on Lot No. 9 on the plan of Phase Two Condominium Site Plan Section Three Patio Villa of record in Plat Book 5200, Page 495, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Patio Villa Condominiums, a horizontal property regime established by Master Deed of record in Book 5970, Page 829, re-recorded in Book 6014, Page 978, amended in Book 6406, Page 799, said Register's Office

Being the same property conveyed to **DOUGLAS CRAMNER, married**, by virtue of a deed from Diana Lee Lathan, unmarried, dated June 14, 2001, and recorded as Instrument No. 20010620-0065347, in the Register's Office for Davidson County, Tennessee. Douglas J. Cramner is now deceased. Pursuant to Agreed Order of the Probate Court for Williamson County, Tennessee in the Matter of the Estate of Douglas John Cramner, Sr. No. P013007 entered December 13, 2001, said real property was ordered to be sold. William D. Robinson and Julie R. Rowland were appointed as Co-Administrators of the estate on October 31st, 2001.

Douglas J. Cramner is one and the same person as Douglas John Cramner, Sr.

This description is the same as in the prior deed.

This is not the principal residence of any of the Grantors.

THIS IS IMPROVED PROPERTY, known as 922 Patio Drive, Donelson, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances, estate, title and interest, and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property in fee simple; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor binds ourselves, our heirs and representatives, and will forever warrant and defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 495, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 23rd day of May, 2002.

ESTATE OF DOUGLAS JOHN CRAMNER, SR.

William D. Robinson

WILLIAM D. ROBINSON, Co-Administrator

Julie R. Rowland

JULIE R. ROWLAND, Co-Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM D. ROBINSON, CO-ADMINISTRATOR and JULIE R. ROWLAND, CO-ADMINISTRATOR OF THE ESTATE OF DOUGLAS JOHN CRAMNER, SR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of May, 2002.

Angelique P. Kane

NOTARY PUBLIC

My commission expires: 5-16-06

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. ANGELIQUE P. KANE

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The actual consideration or value, whichever is greater, for this transfer is **$52,000.00** .

AFFIANT

Sworn to and subscribed to before me this 23rd day of May, 2002.

NOTARY PUBLIC

My commission expires: 5-16-04

