Davidson County DEEDWARR
Recvd: 06/03/02 16:17 3pgs
Fees:18.00 Taxes:536.50
20020603-0067019

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26b

Robert E. Phipps etal	New Owner	11026
PO Box 50026		**Map 131-03-0-E**
Nashville, TN 37205		**Parcel 004.00**

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jason D. Poling, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Robert E. Phipps, Nancy S. Medaugh and Martha B. Phipps** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Lone Oak Condominiums, a condominium apartment, of record in Book 6200, page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made.

Being the same property conveyed to Jason D. Poling by deed from Edward H. Medaugh, Jr. of record in Book 10706, page 756 and re-recorded in Book 10714, page 383, said Register's Office for Davidson County, Tennessee.

Charlotte Poling, wife of Jason D. Poling, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This instrument is being executed in behalf of Charlotte Poling pursuant to a Power of Attorney executed by her and being filed for record simultaneously herewith.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 6200, page 103, said Register's Office.
3. Plan of record in Book 5210, page 217, as amended in Book 5681, page 721, said Register's Office.

4. Joint Driveway Easement of record in Book 5694, page 386, said Register's Office.
5. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lone Oak Condominiums Homeowners' Association, of record in Book 6360, page 65, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6360, page 84, said Register's Office.

This is improved property commonly known as 4113-B Lone Oak Drive, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

x Martha B. Phyfer
Affiant

Subscribed and sworn to before me this 19th day of April, 2002.

Barbara Kemp
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 05/28/03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of April, 2002.

Jason D. Poling

Charlotte Poling
by: Jason Poling, Attorney in Fact

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 **Jason D. Poling**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes contained therein.

.....WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of **April,** 2002.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 05/28/03

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 **Jason Poling**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument on behalf of Charlotte Poling and who acknowledged that he executed the same as the free act and deed of said Charlotte Poling.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 2002.

Notary Public

My Commission Expires: 05/28/03

NOTARY PUBLIC AT LARGE