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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 19101** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $139,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of JUNE, 2002.<br><br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

## WARRANTY DEED

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| **Address New Owner:**<br>SARA HABIBIAN<br>3172 Hillsboro Road, #302<br>Nashville, Tennessee 37215 | **Send Tax Bills To:**<br>SUNTRUST BANK<br>P. O. Box 305110<br>Nashville, Tennessee 37230 | **Tax Information:**<br>MAP 117-07-OB<br>PAR 302.00 CO<br>FB 07DA90480 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ADAM S. FOGLE, UNMARRIED, AND JUDITH S. FOGLE, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SARA HABIBIAN, UNMARRIED, AND M. R. HABIBIAN, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3172 HILLSBORO ROAD, UNIT 302, NASHVILLE, TENNESSEE 37215, and has never been the principal residence of Judith S. Fogle.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 10th day of June, 2002.

Adam S. Fogle By Don B. Fogle, Attorney in Fact

ADAM S. FOGLE
BY DON B. FOGLE, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH, as Instrument
# 20020612 0071563

Judith S. Fogle By Don B. Fogle, Attorney in Fact

JUDITH S. FOGLE
BY DON B. FOGLE, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH, as Instrument
# 20020612 0071562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Don B. Fogle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for the said Adam S. Fogle and Judith S. Fogle and is authorized by the said Adam S. Fogle and Judith S. Fogle to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of June, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 06/12/02 11:49 2pgs
Fees:13.00 Taxes:514.30

20020612-0071564

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit 302 together with Storage Room S-4 and Parking Space No. F on the Plan of The Claridge of record in Plat Book 5800, page 63, 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 The Claridge, a horizontal property regime established by Master Deed of record in Book 5896, page 607, said Register's Office.

Being the same property conveyed to Adam S. Fogle and Judith S. Fogle, as joint tenants with the right of Survivorship by deed from John Mark Householder and wife, Gerry Heath Householder appearing as Instrument No. 200006060056619, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5896, page 607; (3) Charter of record in Book 5822, page 328 and Book 7687, page 221; (4) Agreement of record in Book 5861, page 550; and (5) All matters appearing on the Plan of record in Plat Book 5800, page 63, said Register's Office.