This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Paul B. Garton
424 Hunters Place
Hermitage, Tennessee 37076

MORTGAGEE:
none

Davidson County DEEDWARR
Recvd: 09/04/02 10:51 2pgs
Fees:13.00 Taxes:610.50
20020904-0106643

SEND TAX BILL TO:
Owner

MAP	**64-12**
GROUP	**A**
PARCEL	**424CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Harold D. Taylor and wife, Dolores S. Taylor** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Paul B. Garton and wife, Edith Christine Garton**, 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:

Land in Davidson County, Tennessee, a certain condominium apartment, being Unit No. 424 of Fox Run Condominiums, Second Revision, Part of Section 2, and First Revision, Part of Section 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Harold D. Taylor and wife, Dolores S. Taylor by deed from Floyd M. Murphy and wife, Catherine S. Murphy dated August 14, 1998, of record in Book 11068, page 962, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to By Laws and restrictive covenants contained in an instrument of record in Book 8510, page 92, 95, and 100, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. By-Laws of Fox Run Condominiums contained in an instrument of record in Book 4965, page 590 as amended in Book 5564, Page 582 and Book 8510, Page 100, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

5. Master Deed of Fox Run Condominiums contained in an instrument of record in Book 5535, page 713 as amended in Book 5895, Page 516 and Book 5936, Page 301, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

6. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 118, Register's Office for Davidson County, Tennessee.

7. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

8. Subject toHomeowner Association dues and/or fees, of record in Register's Office for said County.

This is improved property known as 424 Hunters Place, Hermitage, Tennessee 37076.

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, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 28th day of August, 2002.

Harold D. Taylor

Harold D. Taylor

Dolores S Taylor

Dolores S. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Harold D. Taylor and wife, Dolores S. Taylor**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of August, 2002.

NOTARY PUBLIC

My Commission Expires:

PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

Paul B Hinton

AFFIANT

Subscribed and sworn to before me on this 28th day of August, 2002.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003