Realty Title 06
48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 20 02

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2006~~ (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/25/02 13:55 3pgs
Fees:18.00 Taxes:508.75
20020925-0116990

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Molyneaux (NAME)	Union Planters Bank, National Assoc. (NAME)	MAP 64-12-0-A
716 Blue Brick Place (ADDRESS)	P.O. Box 1785 (ADDRESS)	PARCEL 716 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jean H. Huber, now Crowthers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Molyneaux and Jack Hamilton

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, Being Unit No. 716, Fox Run Condominiums, Second Revision-Part of Section 2 and First Revision-Part of Section 1, a Horizontal Property Regime located on the plat of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean H. Huber, unmarried, by deed from Lois B. McReynolds, unmarried, of record in Instrument 200007250073498, said Register's Office. The said Jean H. Huber is now known as Jean H. Crowthers.

This conveyance is subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interests in favor of other unit owners and all sewer, water and utility and telephone easements now or hereafter established over through or upon the land embracing the regime and building thereon, and also including without limitation all conditions covenants, restrictions and other undertakings contained in the Master Deed establishing the Horizontal Property Regime for Fox Run Condominiums of record in Book 5535, page 713 & by Deed of Correction of record in Book 5895, page 516 & Second Deed of Correction of record in Book 5936, page 301, and amended by Deed of Amendment to Master Deed of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 716 Blue Brick Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Witness our hand s this 23rd day of September, 20 02

Jean H. Crowthers

Will R. Crowthers, Jr.

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 Jean H. Huber, now Crowthers and husband, Will Crowthers Jr./R.

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September 20 00.

Commission expires January 29, 2005

Notary Public

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 29, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public qualified for the State and County aforesaid, personally appeared and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 20.

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

Book 6370, page 817, Register's Office for said county.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 118, said Register's Office.

The said Will R. Crowthers Jr. joins in this conveyance to convey any and all marital interest he may have in said property.