Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ET-03-3581

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,458.61

Carl S. Fulghum
Affiant

Subscribed and sworn to before me, this 24th DAY OF January, 2003.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 5-20-2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl S. Fulghum	OWNER	
(NAME)	(NAME)	
192 Brooke Castle Drive		075-08-0-A-95.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARL C. FULGHUM, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARL S. FULGHUM, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 192 on the Plan of Brookcastle Condominiums, as of record in Plat Book 6250, Book 627 and Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carl C. Fulghum, Unmarried by Deed from E.W. Wilkerson and Harry D. Bass of record in Instrument Number 20010801-0081605, Register's Office of Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Don Bass Family Partnership, LP of record in Instrument Number 20010801-0081606, Register's Office of Davidson County, Tennessee, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to By-Laws of record in Book 6519, Page 739, Book 6519, Page 768, as amended in Book 7570, Page 312 and Book 7866, Page 374, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1007, Page 272, said Register's Office.

This conveyance is subject to Warranty Deed to Homeowner's Association of record in Book 6883, Page 759, said Register's Office.

This conveyance is subject to an easement for Retention Basin of record in Book 6516, Page 857, said Register's Office.

This conveyance is subject to an easement for trunk sewer and waterlines granted to Cumberland Water Company of record in Book 4106, Page 812 and 816, said Register's Office.

This conveyance is subject to Storm Water Dentention Agreement of record in Book 6634, Page 229, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/30/03 10:05 3pgs
Fees:18.00 Taxes:279.20

20030130-0012673

unimproved ( )
This is improved (X) property, known as 192 Brooke Castle Drive, Hermitage, Tennessee 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 my/our hand(s) this 24th day of January, 2003.

Carl C. Fulgham

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 my/our hand(s) this 24th day of January, 2003.

Carl C. Fulghum

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Carl C. Fulghum, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MT. JULIET, Tennessee, this 24th day of January, 2003.

My Commission Expires: 5-20-2003

Rita B. Mitchell
Notary Public

This Instrument was prepared from information supplied by the Parties involved. No title examination has been preformed by EXECUTIVE TITLE, LLC. EXECUTIVE TITLE, LLC shall not be responsible for any matter that could have been resolved by title examination or settlement.

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW