BOK29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 43-13, Group A, Parcel 53 CO

Davidson County DEEDWARR
Recvd: 05/07/03 08:22 2pgs
Fees:13.00 Taxes:133.20
20030507-0060622

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Union Planters Mortgage, Inc.**, does hereby bargain, sell, transfer and convey unto **Donald R. Fulcher** his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit Number 5-5 of Robin Hood Condominiums created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, reference to which is hereby made, and said unit being more fully described on the plan of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Union Planters Mortgage, Inc. by Substitute Trustee's Deed from Clifford D. Pierce, Jr., Substitute Trustee, dated September 19, 2002, and recorded at Instrument No. 20021008-0123042, said Register's Office.

Property address is 323 Forrest Park Road, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, Donald R. Fulcher his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 29th day of April, 2003.

UNION PLANTERS MORTGAGE, INC.

UNION PLANTERS MORTGAGE, INC. CORPORATE SEAL MISSISSIPPI

By: _____

Its: CEO

STATE OF MISSISSIPPI
COUNTY OF FORREST

Before me, the undersigned, of the State and County aforesaid, personally appeared Morgan McCarty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be CEO of Union Planters Mortgage, Inc., the within named bargainor, a Mississippi Corporation, and that he/she as such CEO, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as CEO.

Witness my hand and official seal this 29th day of April, 2003.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPT. 18, 2005

LARRY W. ROYALS, FORREST COUNTY, MS NOTARY PUBLIC

****

NAME NEW OWNER(S):
Donald R. Fulcher
323 Forrest Park Road, #5-5
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

Donald R. Fulcher
Affiant

Subscribed and sworn to before me this 30th day of April, 2003.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006