STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2003.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wendell Poole and JoAnn Poole
310 Thunder Place
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
GreenPoint Mortgage Funding Inc.
100 Wood Hollow Drive
Novato, CA 94945

MAP-PARCEL NUMBERS:
64-12-A-310

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joachim Kubiesa and wife, Bernice Kubiesa** hereinafter referred to as Grantors, hereby transfers and conveys to **Wendell Poole and wife, JoAnn Poole** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 310, 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 Joachim Kubiesa and wife, Bernice Kubiesa by Warranty Deed from Harris A Gilbert, Trustee and Norman W. Ginsberg, Trustee of record in Book 7672, page 380, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/10/03 11:42 3pgs
Fees:18.00 Taxes:510.60

20031110-0164340

09551-BP

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer water, electrical, telephone and other utility 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, options, burdens, liens, assessments and other undertakings contained in the Master Deed of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction in Book 5895, page 516, and By-Laws appended thereto, and Second Deed of Correction in Book 5936, page 301, and amended by Deed of Amendment to Master Deed of record in Book 6370, page 817, and further amended by Amendment to Master Deed, Fox Run, Section 2, in Book 8510, page 95, alll in said Register's Office; and Amendment to By-Laws of record in Book 5548, page 852, Book 5896, page 1 and Book 8510, page 100, in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 310 Thunder 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 31st day of October, 2003.

Joachim Kubiesa by Maria Kubiesa attorney in fact
Joachim Kubiesa

Bernice Kubiesa by Maria Kubiesa attorney in fact
Bernice Kubiesa

09551-BP

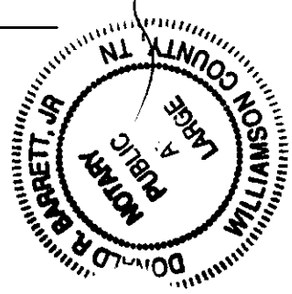
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcia A Richardson, with whom I am personally acquainted and who proved herself to be the attorney in fact of Joachim Kubiesa and who being authorized to do so acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2003.

Notary Public

My Commission Expires: 11-22-05



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcia A Richardson, with whom I am personally acquainted and who proved herself to be the attorney in fact of Bernice Kubiesa and who being authorized to do so acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2003.

Notary Public

My Commission Expires: 11-22-05

