Davidson County DEEDWARR
Recvd: 08/01/05 10:50 2 pgs
Fees:13.00 Taxes:451.40
20050801-0089473

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John T. Price	NEW OWNER	Map 64
946 Old Fountain Ct.		Group 12-O-A
Hermitage, TN 37076		Parcel 946-CO

FOR AND IN 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

Annette B. Martin and Martha B. Roberts, Individually and as Devisees of the Estate of Pauline L. Binkley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John T. Price and wife, Betty J. Price
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. 946 of Fox Run Condominiums, Section 2, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5535, Page 713, as amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Fox Run Condominiums, as of record in Book 5200, Page 148, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Pauline L. Binkley by deed of record in Instrument 20000605-0055587, Register's Office for Davidson County, Tennessee. The said Pauline L. Binkley died and devised the property by Will to Annette B. Martin and Martha B. Roberts. See Will of record in File No. 04P-1588 in Probate Court of Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4956, Page 582, Book 5535, Page 713, Book 5936, Page 301, Book 6370, Page 817, Book 8510, Page 95; Book 4956, Page 590, Book 5174, Page 609, Book 5548, Page 852, Book 5896, Page 1, Book 8510, Page 100, and Book 5564, Page 582, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5535, Page 713, as amended in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, and Book 8510, Page 95, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 946 Old Fountain Ct., Hermitage, TN 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 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.

FILE BOX 45

Witness our hands this 29th day of July, 2005.

The Estate of Pauline L. Binkley
By:

Annette B. Martin
Annette B. Martin, Devisee

Martha B. Roberts by Annette B Martin, Atty-in-fact
Martha B. Roberts, Devisee by Annette B. Martin, Attorney in Fact

Annette B. Martin
Annette B. Martin, Individually

Martha B. Roberts by Annette B. Martin, Atty-in-fact
Martha B. Roberts, Individually by Annette B. Martin, Attorney in Fact

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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 Annette B. Martin, Devisee of the Estate of Pauline L. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Annette B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Martha B. Roberts, Devisee of the Estate of Pauline L. Binkley as her Attorney in Fact as the free act and deed of the within named Martha B. Roberts, Devisee of the Estate of Pauline L. Binkley.
Witness my hand and official seal at Nashville, Tennessee the 29th day of July, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Annette B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2005.

My Commission Expires: 3/31/07

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JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Annette B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Martha B. Roberts as her Attorney in Fact as the free act and deed of the within named Martha B. Roberts.

Witness my hand and official seal at Nashville, Tennessee the 29th day of July, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.