THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26141-12-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,350.00. Affiant Subscribed and sworn to before me this 5th day of January, 2007. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: George Briner 7172 Forrest Oaks Drive Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc 2001 4th Ave. N 7th Fl. Nashville, TN 37219	**Tax Information:** Map & Parcel No. 155-07-0-A-11.00CO.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen T. Azar and Wife, Gwen N. Azar**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Briner and wife, Audra K. Briner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7172 Forrest Oaks Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of January, 2007.

Stephen T. Azar

Gwen N. Azar

Davidson County DEEDWARR
Recvd: 01/10/07 14:56 2 pgs
Fees:13.00 Taxes:1129.80
20070110-0004306

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen T. Azar and Wife, Gwen N. Azar**, 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, at office, this 5th day of January, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of revision One to The Final Plat of Poplar Creek Estates Phase III Section A Subdivision, as of record in Plat Book 7900, page 696, revised in Plat Book 9700, page 122, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen T. Azar and wife, Gwen N. Azar by Deed dated 4/19/95 from Poplar Creek Development Co. of record in Book 9649, page 742, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6474, page 354, Book 6486, page 588 and Book 6804, page 536, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Poplar Creek Estates, of record in Book 9472, page 824, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Poplar Creek Estates Homeowners Association of record in Instrument No. 20011017-0113305, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Poplar Creek Estates Homeowners Association of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 696, revised in Book 9700, page 122, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for public utilities of record in Book 9024, page 486, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.